



September 22, 2016

Mr. Ross Povenmire, Director of Conservation  
Boxford Conservation Commission  
Boxford Town Hall  
7A Spofford Road  
Boxford, MA 01921

Re: Abbreviated Notice of Resource Area Delineation ("ANRAD") Submittal  
Willow Road & Pine Plain Road  
Boxford, MA  
Map 6; Block 2, Lot 2.2

Dear Mr. Povenmire:

Wetlands Preservation, Inc. ("WPI") is submitting this ANRAD on behalf of our client, Price Family, LLC, for the property referenced above on Willow Road and Pine Plain Road, in Boxford, MA.

We are enclosing herein one original and seven (7) copies of the ANRAD. We understand the legal notice will be prepared and submitted to a local newspaper by the Commission. We understand the paper will bill us directly for all fees incurred.

We trust the attached material is complete and provides the information that you need for support of the public hearing process, and to this end, should you have any questions or require any additional information between now and the public hearing, please do not hesitate to contact the undersigned.

Very truly yours,

Joseph H. Orzel  
Senior Wetland Scientist

Enclosures

cc: Rachel Freed, MA DEP, Wilmington  
Alex Price, Price Family, LLC  
Catherine Rogers

#3174.6WillowPlainRdANRAD092216



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**Abbreviated Notice of  
Resource Area Delineation (“ANRAD”)  
Willow Road & Pine Plain Road  
Boxford, Massachusetts 01921**

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Prepared for:

Price Family, LLC  
54 Waltham Avenue  
Springfield, MA 01109

Prepared by:

Wetlands Preservation, Inc.  
47 Newton Road  
Plaistow, NH 03865

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WPI Job #3174.6

September 22, 2016

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	Certified List of Abutters
	Abutters Notification Form
	Affidavit of Service Form

### **Wetland Delineation Report**

Wetlands Preservation, Inc.  
September 20, 2016

Appendix A	DEP BVW Delineation Data Sheets
Figure 1	Locus Map
Figure 2	Soils Map
Figure 3	FEMA/FIRM Map
Figure 4	NHESP Map
Figure 5	Certified & Potential Vernal Pools Map

### **ANRAD Plan**

ANRAD Plan for Land on Willow Road & Pine Plain Road, in Boxford, Mass.  
Christiansen & Sergi, Inc.  
August 23, 2016  
Sheets 1-10 of 10



# WPA Form 4A – Abbreviated Notice of Resource Area Delineation

MassDEP File Number

Document Transaction Number

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
Boxford Wetlands Protection Bylaw, Town Code Ch. 192 & 375

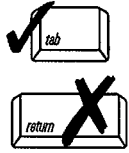
Boxford  
City/Town

## A. General Information

1. Project Location (**Note:** electronic filers will click on button for GIS locator):

Willow Road and Pine Plain Road	Boxford	01921
a. Street Address	b. City/Town	c. Zip Code
Latitude and Longitude:	42° 42' 54.60" N	71° 2' 16.10" W
	d. Latitude	e. Longitude
Map 6	portion of Block 2 / Lot 2.2	
f. Assessors Map/Plat Number	g. Parcel /Lot Number	

**Important:** When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



2. Applicant:

Alex	Price	
a. First Name	b. Last Name	
Price Family LLC		
c. Organization		
54 Waltham Avenue		
d. Mailing Address		
Springfield	MA	01109-3335
e. City/Town	f. State	g. Zip Code
978-618-8799	aprice@luster-on.com	
h. Phone Number	i. Fax Number	
	j. Email Address	

3. Property owner (if different from applicant):

Check if more than one owner (attach additional sheet with names and contact information)

a. First Name	b. Last Name	
c. Organization		
d. Mailing Address		
e. City/Town	f. State	g. Zip Code
h. Phone Number	i. Fax Number	
	j. Email Address	

**Note:** Before completing this form consult your local Conservation Commission regarding any municipal bylaw or ordinance.

4. Representative (if any):

Joseph	Orzel	
a. Contact Person First Name	b. Contact Person Last Name	
Wetlands Preservation, Inc.		
c. Organization		
47 Newton Road		
d. Mailing Address		
Plaistow	NH	03865
e. City/Town	f. State	g. Zip Code
603-382-3435	jhorzel@wetlandwpi.com	
h. Phone Number	i. Fax Number	
	j. Email Address	

5. Total WPA Fee Paid (from attached ANRAD Wetland Fee Transmittal Form):

\$2,000.00	\$987.50	\$1,012.50
a. Total Fee Paid	b. State Fee Paid	c. City/Town Fee Paid

Fees will be calculated for online users.



Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands

Provided by MassDEP:

**WPA Form 4A – Abbreviated Notice of  
Resource Area Delineation**

\_\_\_\_\_  
MassDEP File Number

\_\_\_\_\_  
Document Transaction Number

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
Boxford Wetlands Protection Bylaw, Town Code Ch. 192 & 375

\_\_\_\_\_  
Boxford

\_\_\_\_\_  
City/Town

**B. Area(s) Delineated**

1. Bordering Vegetated Wetland (BVW) 26,034 l.f.  
Linear Feet of Boundary Delineated

2. Check all methods used to delineate the Bordering Vegetated Wetland (BVW) boundary:

a.  MassDEP BVW Field Data Form (attached)

b.  Other Methods for Determining the BVW boundary (attach documentation):

1.  50% or more wetland indicator plants

2.  Saturated/inundated conditions exist

3.  Groundwater indicators

4.  Direct observation

5.  Hydric soil indicators

6.  Credible evidence of conditions prior to disturbance

3. Indicate any other resource area boundaries that are delineated:

Top of Bank (bylaw)

a. Resource Area

Riverfront Area

c. Resource Area

4,751 l.f.

b. Linear Feet Delineated

aerial photo based

d. Linear Feet Delineated

**C. Additional Information**

Applicants must include the following plans with this Abbreviated Notice of Resource Area Delineation. See instructions for details. **Online Users:** Attach the Document Transaction Number (provided on your receipt page) for any of the following information you submit to the Department.

1.  ANRAD (Delineation Plans only)

2.  USGS or other map of the area (along with a narrative description, if necessary) containing sufficient information for the Conservation Commission and the Department to locate the site. (Electronic filers may omit this item.)

3.  Plans identifying the boundaries of the Bordering Vegetated Wetlands (BVW) (and/or other resource areas, if applicable).

4.  List the titles and final revision dates for all plans and other materials submitted with this Abbreviated Notice of Resource Area Delineation.



**Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands**

Provided by MassDEP:

**WPA Form 4A – Abbreviated Notice of  
Resource Area Delineation**

\_\_\_\_\_  
MassDEP File Number

\_\_\_\_\_  
Document Transaction Number

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40  
Boxford Wetlands Protection Bylaw, Town Code Ch. 192 & 375

\_\_\_\_\_  
Boxford

\_\_\_\_\_  
City/Town

**D. Fees**

The fees for work proposed under each Abbreviated Notice of Resource Area Delineation must be calculated and submitted to the Conservation Commission and the Department (see Instructions and Wetland Fee Transmittal Form).

1.  Fee Exempt: No filing fee shall be assessed for projects of any city, town, county, or district of the Commonwealth, federally recognized Indian tribe housing authority, municipal housing authority, or the Massachusetts Bay Transportation Authority.

Applicants must submit the following information (in addition to the attached Wetland Fee Transmittal Form) to confirm fee payment:

4168 \_\_\_\_\_

2. Municipal Check Number

September 20, 2016 \_\_\_\_\_

3. Check date

4167 \_\_\_\_\_

4. State Check Number

September 20, 2016 \_\_\_\_\_

5. Check date

Catherine \_\_\_\_\_

6. Payor name on check: First Name

Rogers \_\_\_\_\_

7. Payor name on check: Last Name



**WPA Form 4A – Abbreviated Notice of  
Resource Area Delineation**

\_\_\_\_\_  
MassDEP File Number

\_\_\_\_\_  
Document Transaction Number

Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

\_\_\_\_\_  
Boxford  
City/Town

**E. Signatures**

I certify under the penalties of perjury that the foregoing Abbreviated Notice of Resource Area Delineation and accompanying plans, documents, and supporting data are true and complete to the best of my knowledge. I understand that the Conservation Commission will place notification of this Notice in a local newspaper at the expense of the applicant in accordance with the wetlands regulations, 310 CMR 10.05(5)(a).

I further certify under penalties of perjury that all abutters were notified of this application, pursuant to the requirements of M.G.L. c. 131, § 40. Notice must be made in writing by hand delivery or certified mail (return receipt requested) to all abutters within 100 feet of the property line of the project location.

I hereby grant permission, to the Agent or member of the Conservation Commission and the Department of Environmental Protection, to enter and inspect the area subject to this Notice at reasonable hours to evaluate the wetland resource boundaries subject to this Notice, and to require the submittal of any data deemed necessary by the Conservation Commission or Department for that evaluation.

I acknowledge that failure to comply with these certification requirements is grounds for the Conservation Commission or the Department to take enforcement action.

Catherine Rogers, Price Family LLC  
1. Signature of Applicant

9/20/16  
2. Date

\_\_\_\_\_  
3. Signature of Property Owner (if different)

\_\_\_\_\_  
4. Date

[Signature]  
5. Signature of Representative (if any)

9/20/16  
6. Date

**For Conservation Commission:**

Two copies of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; two copies of the ANRAD Wetland Fee Transmittal Form; and the city/town fee payment must be sent to the Conservation Commission by certified mail or hand delivery.

**For MassDEP:**

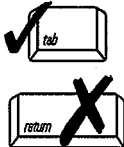
One copy of the completed Abbreviated Notice of Resource Area Delineation (Form 4A), including supporting plans and documents; one copy of the ANRAD Wetland Fee Transmittal Form; and a copy of the state fee payment must be sent to the MassDEP Regional Office (see Instructions) by certified mail or hand delivery. (E-filers may submit these electronically.)

The original and copies must be sent simultaneously. Failure by the applicant to send copies in a timely manner may result in dismissal of the Notice of Intent.



Massachusetts Department of Environmental Protection  
 Bureau of Resource Protection - Wetlands  
**ANRAD Wetland Fee Transmittal Form**  
 Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

**Important:**  
 When filling out forms on the computer, use only the tab key to move your cursor - do not use the return key.



**A. Applicant Information**

1. Location of Project:

<u>Willow Road and Pine Plain Road</u>	<u>Boxford</u>
a. Street Address	b. City/Town
<u>\$987.50</u>	<u>4167</u>
c. Fee amount	d. Check number

2. Applicant:

<u>Alex</u>	<u>Price</u>	<u>Price Family LLC</u>
a. First Name	b. Last Name	c. Company
<u>54 Waltham Avenue</u>		
d. Mailing Address		
<u>Springfield</u>	<u>MA</u>	<u>01109-3335</u>
e. City/Town	f. State	g. Zip Code
<u>978-618-8799</u>		
h. Phone Number		

3. Property Owner (if different):

<u></u>	<u></u>	<u></u>
a. First Name	b. Last Name	c. Company
<u></u>		
d. Mailing Address		
<u></u>	<u></u>	<u></u>
e. City/Town	f. State	g. Zip Code
<u></u>		
h. Phone Number		

**B. Fees**

The fee is calculated as follows for each Resource Area Delineation included in the ANRAD (check applicable project type). The maximum fee for each ANRAD, regardless of the number of Resource Area Delineations, is \$200 activities associated with a single-family house and \$2,000 for any other activity.

Bordering Vegetated Wetland Delineation Fee:

1. <input type="checkbox"/>	single family house project	<u></u>	x \$2.00 =	<u></u>
2. <input checked="" type="checkbox"/>	all other projects	<u>26,034</u>	<u>\$48,068.00</u>	<u>\$2,000.00 (maximum)</u>
		a. feet of BVW	x \$2.00 =	b. Fee for BVW
		a. feet of BVW	x \$2.00 =	b. Fee for BVW

Other Resource Area (e.g., bank, riverfront area, etc.):

3. <input type="checkbox"/>	single family house project	<u></u>	x \$2.00 =	<u></u>
4. <input type="checkbox"/>	all other projects	<u></u>	x \$2.00 =	<u></u>
		a. linear feet	x \$2.00 =	b. Fee
		a. linear feet	x \$2.00 =	b. Fee

Total Fee for all Resource Areas:	<u>\$2,000.00</u>
	Fee
State share of filing fee:	<u>\$987.50</u>
	5. 1/2 of total fee less \$12.50
City/Town share of filing fee:	<u>\$1,012.50</u>
	6. 1/2 of total fee plus \$12.50





Massachusetts Department of Environmental Protection  
Bureau of Resource Protection - Wetlands  
**ANRAD Wetland Fee Transmittal Form**  
Massachusetts Wetlands Protection Act M.G.L. c. 131, §40

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### C. Submittal Requirements

- a.) Send a copy of this form, with a check or money order for the state share of the fee, payable to the Commonwealth of Massachusetts, to:

Department of Environmental Protection  
Box 4062  
Boston, MA 02211

- b.) **To the Conservation Commission:** Send the Abbreviated Notice of Resource Area Delineation; a **copy** of this form; and the city/town fee payment.
- c.) **To DEP Regional Office:** Send one copy of the Abbreviated Notice of Resource Area Delineation (and any additional documentation required as part of a Simplified Review Buffer Zone Project); a **copy** of this form; and a **copy** of the state fee payment. (E-filers of Notices of Intent may submit these electronically.)

3/17/2011  
 Boxford ConsCom fees adopted 3/17/2011

Fee Category	Fee subcategory	Former Fee	Fee adopted 3/17/2011
Request for Determination of Applicability		\$50.00	\$100.00
Notice of Intent			
	Addition/Alteration	\$100.00	\$200.00
	New Single Family House	\$400.00	\$1,000.00
	Each Crossing (road intermittent)	\$400.00	\$1,000.00
	Each Crossing (road perennial)	\$400.00	\$2,000.00
	Each Crossing (driveway perennial)	\$400.00	\$1,000.00
	Each Crossing (driveway intermittent)	\$400.00	\$400.00
	Subdivisions (first 1500' of road, +2\$/lf after)	\$1,500.00	\$3,000.00
	Wetland Resource Alteration	.50 sq ft	.50 sq ft
	Bank Alteration	.50 lin ft	.50 lin ft
	Boundary Verification (\$25/100' after 100')	\$25/100' after	\$50/100' after
	ANRAD (\$100 + \$25/100' after 100')	\$100+\$25/	\$200+\$50/
	Certificate of Compliance (w/ 1 Yr)	\$50.00	\$50.00
	Certificate of Compliance (after 1 yr)	\$50.00	\$100.00
	Partial Certificate of Compliance	\$50.00	\$50.00
	Amended Order of Conditions	\$50.00	\$400.00
	Extension Permit	\$100.00	\$150.00
	Standard Request for Written Project Status	\$100.00	\$100.00
	Expedited Request for Written Project Status	\$200.00	\$200.00
	Affidavit	\$100.00	\$200.00
	Determination of Negligible Impact	\$50.00	\$50.00
	Emergency Certification	\$0.00	\$50.00
	Site Visit without Application (non-owner)	\$25.00	\$50.00
	Site Visit without Application (owner)	\$25.00	\$25.00
	Soil Policy Fee	\$0.00	\$50.00

\* per agreement with BCC, filing fee not due at time of filing, to be determined at meeting.

CATHERINE P ROGERS  
STEPHEN R ROGERS  
161 Neck Road  
Bradford, Ma. 01835

4167

53-7005/2113

9/20/16  
DATE

PAY TO THE  
ORDER OF

Commonwealth of Mass

\$ 987 <sup>50</sup>/<sub>100</sub>

Nine hundred & eighty seven

<sup>50</sup>/<sub>100</sub>

DOLLARS

Security features  
included.  
Details on back.

 **Haverhill Bank**  
Just One Bank

For

Catherine Rogers MP

CATHERINE P ROGERS  
STEPHEN R ROGERS  
161 Neck Road  
Bradford, Ma. 01835

4168

53-7005/2113

9/20/16  
DATE

PAY TO THE  
ORDER OF

Town of Boston

\$ 1012 <sup>50</sup>/<sub>100</sub>

One thousand twelve and 50/100

<sup>50</sup>/<sub>100</sub>

DOLLARS

Security features  
included.  
Details on back.

 **Haverhill Bank**  
Just One Bank

For

Catherine Rogers MP

TOWN OF BOXFORD  
ABUTTER LIST

PARCEL #6-2-2.2 ~ WILLOW ROAD ~ CONSERVATION COMMISSION 250'

Map/Lot	Location	Owner	Owner 2	Owner Address	Owner City/Town	Owner State	Zip Code
(11-01-09)	97 WILLOW RD	AGREN MICHAEL		97 WILLOW RD	BOXFORD	MA	01921
(11-02-18)	7 PINE PLAIN RD	ALDRIDGE PAUL K & DENISE M TRS	7 PINE PLAIN REALTY TRUST	7 PINE PLAIN RD	BOXFORD	MA	01921
(11-02-19)	11 PINE PLAIN RD	ALLEN TERI		11 PINE PLAIN RD	BOXFORD	MA	01921
(10-02-37)	92 WASHINGTON ST	ANASTOS CHRISTY F TE	ANASTOS LISA J	92 WASHINGTON ST	BOXFORD	MA	01921
(07-01-04)	42 PINE PLAIN RD	BARNES JASON M TRUSTEE	JET FAMILY REALTY TRUST	PO BOX 3476	PEABODY	MA	01961
(10-02-33)	8 WHITTIER TER	BURNHAM DAVID TE	BURNHAM GABRIELLE A	8 WHITTIER TER	BOXFORD	MA	01921
(10-02-27)	WILLOW RD	BUSBY SR PHILIP A JT	MARIE W BUSBY	9 POND LANE	ATKINSON	NH	03811
(10-02-40)	20 WILLOW RD	BUTLER STEPHEN	BUTLER ABIGAIL	20 WILLOW RD	BOXFORD	MA	01921
(11-02-15)	161 SPOFFORD RD	CAMPAGNA JR NICHOLAS A	CAMPAGNA JERRIE L	161 SPOFFORD RD	BOXFORD	MA	01921
(10-02-22)	26 WILLOW RD	CARLSON LESLEY		26 WILLOW RD	BOXFORD	MA	01921
(06-01-27)	43 WASHINGTON ST	CASELLA WILLIAM J		43 WASHINGTON ST	BOXFORD	MA	01921
(11-01-11.5)	116 VALLEY RD	CASEY STEPHEN M TE	CASEY LAURIE A	116 VALLEY RD	BOXFORD	MA	01921
(06-02-13)	19B CHADWICK FARM RD	CATTAN MICHAEL F TE	CATTAN REGINA F	19 B CHADWICK FARM RD	BOXFORD	MA	01921
(07-01-01)	44 PINE PLAIN RD	CONNELLY SANDRA L	CONNELLY ANTHONY S	44 PINE PLAIN RD	BOXFORD	MA	01921
(10-02-36)	60 WILLOW RD	CORDEIRO EDWARD TE	CORDEIRO KIM A	60 WILLOW RD	BOXFORD	MA	01921
(07-01-02)	REAR PINE PLAIN RD	COUNTY OF ESSEX		36 FEDERAL ST	SALEM	MA	01970
(11-01-03)	24 DEER RUN RD	CRETE SANDRA L TR/209 REALTY TR	CRETE REYNALD P				
(10-02-35)	56 WILLOW RD	D'AVOLIO CHARLES A JT	TR/PALOMINO RANCH TR	P O BOX 203	W BOXFORD	MA	01885
(11-02-17)	120 WILLOW RD	DAWKINS ROGER V TE	D'AVOLIO FLORENCE P	56 WILLOW RD	W BOXFORD	MA	01885
(06-01-25)	55 WASHINGTON ST	DESOSA JOSE	ELLEN D DAWKINS	P O BOX 258	W BOXFORD	MA	01885
(06-01-03)	41A WASHINGTON ST	DUBLE CHRISTOPHER HASKELL	DUBLE KATHLEEN BENNER TH	55 WASHINGTON ST	BOXFORD	MA	01921
(11-02-35)	18 PINE PLAIN RD	EGAN NATHAN	EGAN JENNIFER	41A WASHINGTON ST	BOXFORD	MA	01921
(11-02-16)	3 PINE PLAIN RD	EISENBERG DANIEL J JT	SMITH COURTNEY J	18 PINE PLAIN RD	BOXFORD	MA	01921
(10-02-38)	WILLOW RD	ESSEX COUNTY GREENBELT ASSOC		3 PINE PLAIN RD	BOXFORD	MA	01921
(10-02-02.1)	WILLOW RD	ESSEX COUNTY GREENBELT ASSOC		82 EASTERN AVE	ESSEX	MA	01929
				82 EASTERN AVE	ESSEX	MA	01929

CERTIFIED COPY



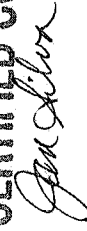
September 7, 2016

TOWN OF BOXFORD  
ABUTTER LIST

PARCEL #6-2-2.2 ~ WILLOW ROAD ~ CONSERVATION COMMISSION 250'

(06-02-03)	WASHINGTON ST	ESSEX COUNTY GREENBELT ASSOC INC		82 EASTERN AVE	ESSEX	MA	01929
(06-01-07)	68 SILVERMINE RD	FENNO LLC		21 WOLCOTT ST	WEYMOUTH	MA	02191
(10-02-31)	57 WILLOW RD	GATEWOOD MICHAEL		57 WILLOW RD	BOXFORD	MA	01921
(07-01-05)	38 PINE PLAIN RD	GRAY TIMOTHY J TE		38 PINE PLAIN RD	BOXFORD	MA	01921
(06-01-24)	51 WASHINGTON ST	HAARMANN TIMOTHY E JR		51 WASHINGTON ST	BOXFORD	MA	01921
(11-02-33)	14 PINE PLAIN RD	HUNTRESS HENRIKE		14 PINE PLAIN RD	BOXFORD	MA	01921
(11-01-07)	87 WILLOW RD	KENT DENNIS C TE		87 WILLOW RD	BOXFORD	MA	01921
(11-02-31)	21 PINE PLAIN RD	LANGILL JAMES J		21 PINE PLAIN RD	BOXFORD	MA	01921
(10-02-21)	94 WASHINGTON ST	LINDQUIST PATRICIA ANN		94 WASHINGTON ST	BOXFORD	MA	01921
(10-01-12)	67 SILVERMINE RD	LINNAE DERRICK		67 SILVERMINE RD	BOXFORD	MA	01921
(11-01-06)	81 WILLOW RD	LINNEHAN JOSEPH R JR		81 WILLOW RD	BOXFORD	MA	01921
(11-02-36)	10 PINE PLAIN RD	MANZI DAVID M		10 PINE PLAIN RD	BOXFORD	MA	01921
(06-01-28)	39 WASHINGTON ST	MAYO JOSEPH M		39 WASHINGTON ST	BOXFORD	MA	01921
(11-02-30)	PINE PLAIN RD	MC NUTT ET AL ARNOLD C		PO BOX 990795	BOSTON	MA	02199
(06-01-26)	41B WASHINGTON ST	MERINO STEVEN		41B WASHINGTON ST	BOXFORD	MA	01921
(06-01-06)	WASHINGTON ST	MODA ANTHONY		PO BOX 132	W BOXFORD	MA	01885
(06-01-05)	63 WASHINGTON ST	MODA ANTONIO TR		PO BOX 132	W BOXFORD	MA	01885
(11-02-26)	26 PINE PLAIN RD	MORTON DAVID AJT		PINE PLAIN RD PO BOX 322	W BOXFORD	MA	01885
(11-02-23)	28 PINE PLAIN RD	NARASIMHAN SUNDAR TE		28 PINE PLAIN RD	BOXFORD	MA	01921
(06-02-04.1)	WASHINGTON ST	NEW ENGLAND POWER CO		40 SYLVAN RD	WALTHAM	MA	02451
(06-02-06)	WASHINGTON ST	NEW ENGLAND POWER CO		40 SYLVAN RD	WALTHAM	MA	02451
(06-02-02.2)	WASHINGTON & WILLOW	PRICE FAMILY LLC		54 WALTHAM AVE	SPRINGFIELD	MA	01190
(06-02-02.A)	WASHINGTON ST	PRICE FAMILY, LLC		54 WALTHAM AVE	SPRINGFIELD	MA	01190
(06-02-02.B)	22 WASHINGTON ST	PRICE FAMILY, LLC		54 WALTHAM AVE	SPRINGFIELD	MA	01190
(07-01-03)	GROVELAND LINE	PRICE FAMILY, LLC		54 WALTHAM AVE	SPRINGFIELD	MA	01190
(06-02-01)	38 WASHINGTON ST	PRICE THOMAS M		38 WASHINGTON ST	BOXFORD	MA	01921
(06-02-14)	19A CHADWICK FARM RD	PRICE THOMAS M TE		19A CHADWICK FARM RD	BOXFORD	MA	01921
(10-02-32)	3 WHITTIER TER	REED EDWARD SCOTT		3 WHITTIER TER	BOXFORD	MA	01921

CERTIFIED COPY



September 7, 2016

TOWN OF BOXFORD  
 ABUTTER LIST  
 PARCEL #6-2-2.2 ~ WILLOW ROAD ~ CONSERVATION COMMISSION 250'

(11-01-08)	89 WILLOW RD	REERA JOHN S	DOTSON CYNTHIA JT	89 WILLOW RD	BOXFORD	MA	01921
(11-02-20)	17 PINE PLAIN RD	REGNETTA LEIZA TE	REGNETTA ROBERT	17 PINE PLAIN RD	BOXFORD	MA	01921
(10-01-14)	85 WASHINGTON ST	ROUTT DILLON MARQUIS	ROUTT ELISABETH K	22743 EMILY PARK LANE	KAY	TX	77494
(10-01-13)	71 SILVERMINE RD	STEWART RAYMOND D		71 SILVERMINE RD	BOXFORD	MA	01921
(10-01-15)	87 WASHINGTON ST	STOLER DIANE R		87 WASHINGTON ST	BOXFORD	MA	01921
(11-01-11.3)	110 VALLEY RD	THE MAY INSTITUTE INC	C/O ALLEN LAURENT	14 PACELLA PARK DRIVE	RANDOLPH	MA	02368
(11-01-03.1)	12 DEER RUN RD	THE WINSLOW DRIVE RLTY GRP LLC		24 WINSLOW DRIVE	ATKINSON	NH	03811
(11-01-11.4)	114 VALLEY RD	WASSUNG DENNIS C JR	ANDERSON BRITTA J	114 VALLEY RD	BOXFORD	MA	01921
(11-02-27)	22 PINE PLAIN RD	WINSHIP JOHN SCOTT TE	WINSHIP DIANE E	22 PINE PLAIN RD	BOXFORD	MA	01921
(11-02-32)	62 WILLOW RD	WOODBURY STEPHEN T J	CYNTHIA A WOODBURY	62 WILLOW RD PO BOX 312	W BOXFORD	MA	01885
(10-02-34)	2 WHITTIER TER	WORTH CLAUDIA J TE	WORTH PAUL E	2 WHITTIER TER	BOXFORD	MA	01921

CERTIFIED COPY

*Jan Silva*

September 7, 2016

**NOTIFICATION TO ABUTTERS UNDER THE  
MASSACHUSETTS WETLANDS PROTECTION ACT**

In accordance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, you are hereby notified of the following:

1. The name of the applicant is: Price Family, LLC, 54 Waltham Avenue, Springfield, MA 01109.
2. The applicant has filed an Abbreviated Notice of Resource Area Delineation (“ANRAD”) with the Boxford Conservation Commission.
3. The address of the proposed activity is: Willow Road and Pine Plain Road, Boxford, MA 01921 (Assessor’s Map 6 / Block 2, Lot 2.2).
4. Copies of the ANRAD may be examined at the Conservation Commission office, 7A Spofford Road, Boxford, MA, 01921, between the hours of 8:30 am to 2:00 pm, Monday-Thursday. Call the Conservation Commission office to see if other times are available.
5. Copies of the ANRAD may be obtained from the applicant’s representative, Wetlands Preservation, Inc., by calling 603/382-3435 between the hours of 9:00 am and 4:00 pm Monday through Thursday.
6. Information regarding the date and time of the public hearing may be obtained from the Commission Office at 978/887-6000 x181.

**NOTE:** Notice of the public hearing to include the date, time, and place, will be published in a local newspaper at least five (5) business days in advance of the hearing.

**NOTE:** Notice of the public hearing, including its date, time, and place, will also be posted in Town Hall by the Clerk’s Office not less than forty-eight (48) hours in advance.

**NOTE:** You may contact your local Conservation Commission Office (number above) and also may contact your nearest Department of Environmental Protection Regional Office for more information about this application or the Wetlands Protection Act. To contact DEP, call:

Central Region: 508/792-7650

\*\*\* **Northeast Region: 978/694-3200**

Southeast Region: 508/946-2800

Western Region: 413/784-1100

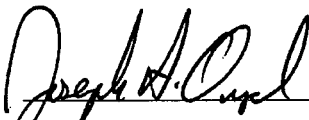
**AFFIDAVIT OF SERVICE  
(ABUTTERS NOTIFICATION)**

**Under the Massachusetts Wetlands Protection Act**

I, Joseph H. Orzel, hereby certify under the pains and penalties of perjury that on September 22, 2016, I gave notification to all abutters in compliance with the second paragraph of Massachusetts General Laws Chapter 131, Section 40, and the DEP Guide to Abutter Notification dated April 8, 1994, in connection with the following matter:

An Abbreviated Notice of Resource Area Delineation filed under the Massachusetts Wetlands Protection Act, by Wetlands Preservation, Inc., on behalf of applicant, Price Family, LLC, with the Town of Boxford Conservation Commission on September 22, 2016, for the property located on Willow Road and Pine Plain Road, Map 6, Block 2, Lot 2.2, in Boxford, MA, 01921.

The form of the notification, and a list of the abutters to whom it was given, and their addresses, are attached to this Affidavit of Service.

  
\_\_\_\_\_  
Joseph H. Orzel

  
\_\_\_\_\_

Date





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# **Wetland Delineation Report Willow Road & Pine Plain Road Boxford, Massachusetts 01921**

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Prepared for:

Price Family, LLC  
54 Waltham Avenue  
Springfield, MA 01109

Prepared by:

Wetlands Preservation, Inc.  
47 Newton Road  
Plaistow, NH 03865

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WPI Job #3174.6

September 22, 2016

**Wetland Delineation Report  
Willow Road/Pine Plain Road  
Boxford, Massachusetts**

**Introduction:**

The following report describes the site-specific delineation of wetlands at the above-referenced location. Wetlands Preservation, Inc. (“WPI”) performed the wetland delineation of the subject property during the month of June 2016 during full “leaf-out”. Wetland resource areas were identified and delineated according to the Massachusetts Wetlands Protection Act (“WPA”); MGL Chapter 131, Section 40; Massachusetts Wetland Protection Regulations (the “Regulations”) 310 CMR 10.00; and the Town of Boxford Wetlands Protection By-Laws (5/1/98) and Regulations (10/6/05) as administrated by the Boxford Conservation Commission (“BCC”).

**Site Description:**

The property is an approximately 118 acre (+/-) parcel of land in Boxford, Massachusetts, and is depicted on the United States Geological Survey (“USGS”) Topographic Map, S. Groveland Quadrangle (Figure 1) with a scale of 1:24000 or (1”= 2000 Feet). The parcel is bounded by Willow Road (Route 133) on the south, Pine Plain Road to the east, and Parker River on the north and west. This parcel is a portion of the larger lot identified as Map # 6, Block # 2, Lot # 2.2. The parcel consists chiefly of active agricultural land including squash cultivation, blueberry production, and a Christmas tree plantation. Hay fields, open cleared areas, forestland, and wetlands make up the remaining acreage. An active beaver flowage with two open water components (separated by two beaver dams) extends from the southern boundary line (along Route 133) into the center of the tract. This flowage merges with adjacent forested wetlands at the property that flow/drain in a northerly direction towards the Parker River. Before reaching the Parker River the merged flowages drain into a moderately sized emergent marsh. At the northwest end of this marsh, an intermittent stream is formed which runs a short distance to the Parker River. The Parker River flows in a northeasterly direction towards and into the Parker River National Wildlife Preserve; and eventually empties into the Atlantic Ocean. The property is bisected by an interior network of field and woods roads providing overall good

access. The property is undeveloped except for a small building situated adjacent Route 133 that serves as a vegetable stand during the summer months.

### **Soils Information:**

The site is depicted on the Natural Resources Conservation Service (“NRCS”) Web Soil Survey for Essex County, Massachusetts, Northern Part, by attached *Figure 2*. According to the soil survey, the following upland soils are mapped at the site: Hinckley loamy sand, 0 to 3 % slopes (253A), Hinckley loamy sand, 3 to 8 % slopes (253B), Hinckley loamy sand, 8 to 15 % slopes (253C), Hinckley loamy sand, 15 to 25 % slopes (253D), and Hinckley loamy sand, 25 to 35 % slopes (253E). These soil components include all of the agricultural areas and adjacent forest land. Other upland soil components include a Sudbury fine sandy loam, 3 to 8 % slopes (260B), Charlton fine sandy loam, 8 to 15 % slopes, very stony (406C), Charlton fine sandy loam, 15 to 25 % slopes, very stony (406D), and Pit areas or gravel (600). The wetland (hydric) soils include Freetown muck, 0 to 1 % slopes (52A) and Swansea muck, 0 to 1% slopes (51A). A large percentage of wetlands at the property are underlain by Freetown muck. These very poorly drained soils generally occupy marshes, swamps, bogs, and depressions. The upper muck layer can extend down to 79 inches. Depth to the water table is approximately 6 inches. The hydric soils associated with the Parker River are Swansea muck, very poorly drained (51A). Like the Freetown muck, these soils also occupy marshes, swamps, bogs, and depressions. Their depth to the water table is approximately 4 inches. Swansea muck is closely associated with Freetown, Hinckley, Winsor, Ridgebury, Whitman, and Scarborough soils on nearby landscapes.

### **Flood Zones:**

The Federal Emergency Management Agency (“FEMA”) Flood Insurance Rate Map (“FIRM”), Community Panel Number 25009C0233F, dated 7/3/2012, is included as (*Figure 3*) . As shown on this map, an AE Zone is present along Parker River along the western and northern portion of the site. This zone indicates areas of the 100-year flood where flood elevations have been determined. At the site, this elevation is shown with a range of 88 feet (NAVD88) to 88.5 feet.

### **Rare Species Habitat and Vernal Pools:**

The site is depicted on the Natural Heritage Atlas (13<sup>th</sup> Edition, 2008), published by the Massachusetts Natural Heritage and Endangered Species Program (“NHESP”). Based on a review of NHESP data on the MA GIS web mapping application OLIVER, the property does contain areas mapped as Estimated Habitats of Rare Wildlife and Priority Habitat of Rare Species (*Figure 4*). Currently, the map does not depict the presence of any “Certified Vernal Pools” and/or “Potential Vernal Pools” mapped at the property. The map does show some proximity of the property with Certified Vernal Pools and/or Potential Vernal Pools that are located northwest of Parker River and south of Willow Road (Route 133) (*Figure 5*). The Boxford By-Laws and/or Regulations cite that a vernal pool: “*shall include a confined basin depression of any size which, at least in most years, holds water for a minimum of two continuous months during March through August, which is free of naturally occurring fish populations and which contains evidence of breeding by obligate vernal pool species as recognized by Massachusetts Natural Heritage and Endangered Species Program*” (1996) (1997). When completing the preliminary property assessment and wetland delineation (WPI) identified areas at the property with evidence of vernal pool organisms. The surveyed boundaries of these specific areas will be shown officially on a plan when a *Notice of Intent* is filed.

### **Wetland Resource Areas & Delineation Standards:**

Wetland resource areas were identified as specified in the MWPR and Boxford Wetlands Protection Regulations. Bordering Vegetated Wetlands were delineated using methods described in the manual entitled *Delineating Bordering Vegetated Wetlands under the Massachusetts Wetlands Protection Act* (1995). Soils were evaluated as described in *Field Indicators for Identifying Hydric Soils in New England* (2004)<sup>1</sup> (referenced below at bottom of page). MADEP BVW Delineation Data sheets follow this report and are included in Appendix A.

The site includes Inland Bank, Bordering Vegetated Wetlands (“BVW”), Bordering Land Subject to Flooding (“BLSF”) and Riverfront Area, all of which are jurisdictional under both the WPA and Boxford By-Laws/Regulations. Under the Boxford By-Laws/Regulations

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<sup>1</sup> New England Hydric Soils Technical Committee. 2004. 3rd ed. *Field Indicators for Identifying Hydric Soils in New England*. New England Interstate Water Pollution Control Commission, Lowell, MA

*"Bank" shall include the land area which normally abuts and confines a water body; lower boundary being the mean annual low flow level, and the upper boundary being the first observable break in the slope or the mean annual flood level, whichever is higher. (1995)*

*"Bordering Vegetated Wetlands" are freshwater wetlands which border on creeks, streams, rivers, ponds and lakes. Bordering Vegetated Wetlands are areas where the soils are saturated and/or inundated such that they support a predominance (50% or greater) of wetland indicator plants. (1997)*

*"Bordering Land Subject to Flooding" is an area with low, flat topography adjacent to and inundated by flood waters rising from creeks, streams, rivers, ponds or lakes. The boundary of Bordering Land Subject to Flooding is the 100 year flood plain. It extends from the outer edge of a bank or Bordering Vegetated Wetland. (1997).*

It should be noted that this boundary (i.e., B.L.S.F.) is not subject to this review because detailed site topography at this time was not available. This stretch of the Parker River adjacent the property has been impacted significantly by beaver activity. Several beaver dams have been constructed that have backed up river flowage inundating the river and adjacent wetlands.

*"Riverfront Area" is the area of land between a river, stream, or brook's mean annual highwater line and a parallel line measured 200 feet horizontally out from the river. The riverfront area may include or overlap other resources areas or their buffer zones. The riverfront area does not have a buffer zone. A river, stream, or brook with designated riverfront area normally remains a river, stream, or brook, except when interrupted by a lake or pond.*

For the purposes of the "Riverfront Area" the Parker River channel was added to the plan using aerial photos (pre-beaver occupation) per correspondence and agreement with the MADEP. The Parker River is listed in the Boxford By-Law Regulations as presumed to have River Front Area. It should be noted that no other stream on or near the site is listed as presumed to have River Front Area.

With regard to performance standards the "Riverfront Areas in Boxford are regulated by the same performance standards as those listed in the Massachusetts Wetlands Protection Act Regulations 310 CMR 10.58.4-.6. In determining whether a river, stream, or brook should have riverfront area, no single criterion shall rule. The Conservation Commission shall weigh all criteria when designating riverfront area. The Conservation Commission has determined that riverfront areas can be designated and can be significant on rivers, streams or brooks even if water does not flow in said rivers, streams, or brooks throughout every year".

*"Land Under Water" (LUW) includes all above resource areas which includes a BVW. However, this would not include land under the existing pond/beaver flowage since it is an irrigation pond used for agricultural purposes not subject to regulation under the Boxford By-Law. Under WPA Regulations, (LUW) is land under any creek, river, stream, pond (10,000 square feet), or lake. The boundary is the annual low water level. The pond/beaver flowage at the property has (LUW) under WPA. A portion of Parker River at the property also has (LUW) under both the WPA and Boxford By-Law. Both of these are bordered by up-gradient BVW's*

which were delineated.

Wetland resource areas were delineated by alphanumerically coded flags as follows:

A-1 through A-111; A-117 through A-333, pink flagging (BVW)  
B-1 through B-22 to Z-1 to Z-20 to B-41 to B-51, blue flagging, (BVW);  
C-5 through C-42, (Inland Bank By-Law);  
L-1 through L-62, pink flagging (BVW);  
M-1 through M-77, pink flagging (BVW);  
N-1 through N-43, pink flagging (BVW);  
R-1 through R-50 (Inland Bank By-Law);  
W-1 through W-86, pink flagging (BVW): W87 through W-161, pink flagging (BVW)  
X-1 through X-28, pink flagging (BVW);  
Y-1 through Y-23, pink flagging (BVW); and  
Z-1 through Z-50, pink flagging (BVW).

Please refer to the ANRAD Plan for the location of the above individual flagging series.

**Upland and Wetland Plant Communities:**

The property consists of approximately 118 acres (+/-). This includes both upland and wetland acreage. The upland acreage is estimated at 86.6 acres or approximately 73 % of the total acreage. The wetland acreage is estimated at 31.4 acres or 27 % of the total acreage. (The individual wetland and upland acreages were calculated by Christensen & Sergi, Inc., Engineer & Surveyors, of Haverhill, MA)

Approximately 50% of the total uplands consists of mixed forest (the other 50 % being of agricultural status). The dominant trees here include white pine (*Pinus strobis*), red oak (*Quercus rubra*), black birch, (*Betula lenta*), red maple (*Acer rubrum*), and Eastern hemlock (*Tsuga canadensis*). The forest is even-age with moderate to thick stocking levels. Several large diameter trees were observed. The sapling and shrub layers are relatively thin due to a full forest canopy but the herb layer is diverse and thick. There is a network of woods roads that provide good access.

As stated, the on-site wetlands include an active beaver flowage, forested wetlands, an emergent marsh, a short section of intermittent stream, and the adjacent Parker River system.

The beaver flowage and intermittent stream are surrounded by chiefly adjacent upland plant communities. Several forested wetland areas are located at the property. The predominant tree found within the forested wetlands is red maple (*Acer rubrum*). At the immediate perimeter of the wetland, white pine (*Pinus strobus*), black birch (*Betula lenta*), and eastern hemlock (*Tsuga canadensis*) were observed, less common white oak (*Quercus alba*). Intermixed with the trees within the wetland there was a sapling layer that included chiefly red maple (*Acer rubrum*). A small amount of blackgum (*Nyssa sylvatica*) was also noted. The shrub layer was moderately dense with winterberry (*Ilex verticillata*), highbush blueberry (*Vaccinium corymbosom*), maleberry (*Lyonia ligustina*), pepperbush (*Clethra alnifolia*), and common buckthorn (*Rhamnus cathartica*) being the predominant shrub species. Young (3 to 5 feet in height) white pine, black birch, and Eastern hemlock were also observed interspersed growing mostly on the mounds within the wetland.

Skunk cabbage (*Symplocarpus foetidus*), sphagnum moss (*Sphagnum spp.*), cinnamon fern (*Osmunda cinnamomea*), New York fern (*Thelypteris noveboracensis*), sensitive fern (*Onoclea sensibilis*) and jewelweed (*Impatiens capensis*) were the more common species found within the herb layer. Red maple seedlings, swamp dewberry, and partridgeberry were found in lesser frequencies.

Certain sections of the property contain invasive plant species. Generally these individual populations were not extensive. Common reed (*Phragmites australis*) and purple loosestrife (*Lythrum salicaria*) were noted in the wetlands. In the uplands, species noted were multiflora rose (*Rosa multiflora*), bush honeysuckle (*Lonicera sp.*), Japanese knotweed (*Polygonum cuspidatum*), Japanese barberry (*Berberis thunbergii*), common buckthorn (*Rhamnus cathartica*) and glossy buckthorn (*Frangula alnus*).

**Summary**

WPI delineated wetlands at the site during June and early July of 2016. Wetland resource areas were identified as specified in the MWPR and Boxford Wetlands Protection Regulations.

Jurisdictional wetlands present at the site include Land Under Water, Inland Bank, Bordering Vegetated Wetland, Bordering Land Subject to Flooding, and Riverfront Area. The delineated wetland boundaries are shown on the ANRAD Plan submitted to the Boxford Conservation Commission.



**APPENDIX A**  
**DEP BVW Delineation Data Sheets**

# MassDEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: Rogers (3174.6) Prepared by: Earle Chase, WPI Project location: Willow Road, Boxford, MA DEP File #: \_\_\_\_\_

Check all that apply:

- Vegetation alone presumed adequate to delineate BWV boundary: fill out section I only
- Vegetation and other indicators of hydrology used to delineate BWV boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

Section I. Vegetation		Observation Plot Number:	#A	Wet	Transect Number:	I	Date of Delineation:	8/3/2016
A. Sample Layer and Plant Species (by common/scientific name)		B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*			
T	Red maple	96 %	MP= 98.0	YES	FAC			
R	Black birch	5 %	MP= 3.0	NO	FACU			
E								
E								
S								
S	Black gum	5 %	MP= 3.0	YES	FAC			
A								
P								
L								
S								
S	Highbush blueberry	15 %	MP= 10.5	YES	FACW			
H	Common winterberry	15 %	MP= 10.5	YES	FACW			
R	Common buckthorn	10 %	MP= 10.5	YES	FAC			
U	White pine	5 %	MP= 3.0	NO	FACU			
B	Eastern hemlock	5 %	MP= 3.0	NO	FACU			
S	Black birch	3 %	MP= 3.0	NO	FACU			
G	Sphagnum moss	35 %	MP= 38.0	YES	OBL			
R	New York fern	20 %	MP= 20.5	YES	FAC			
N	Cinnamon fern	15 %	MP= 10.5	NO	FACW			
D	Swamp dewberry	15 %	MP= 10.5	NO	FACW			
C	Red maple	10 %	MP= 10.5	NO	FAC			
O	Partridgeberry	8 %	MP= 10.5	NO	FACU			
C	Skunk cabbage	3 %	MP= 3.0	NO	OBL			
V	Eastern hemlock	3 %	MP= 3.0	NO	FACU			

\* Use an asterisk to mark wetland indicator plants; plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

**Vegetation conclusion:**  
 Number of dominant wetland indicator plants: **7**      Number of dominant non-wetland indicator plants: **0**  
 Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants?  YES

If vegetation alone is presumed adequate to delineate the BWV boundary, submit this form with the Request for Determination or Notice of Intent.

**Section II. Indicators of Hydrology**

**Hydric Soil Interpretation**

1. Soil Survey

Is there a published soil survey for this site?  YES

title/date: Essex County, MA, Northern Part, Willow Road & Pine Plain Road

map number: \_\_\_\_\_

soil type mapped: Freetown muck (52A)

hydric soil inclusions: Scarboro, Whitman, Swansea

Are field observations consistent with soil survey?  YES

Remarks: The data hole reflected a thick muck layer.

2. Soil Description

Horizon	Depth	Matrix Color & Texture	Mottle Colors
Oa	0 to 14"	10 YR 2/1 muck	
A	14 to 20"	10 YR 5/1 vfs	10 YR 4/6 (oxidized rhizospheres)

Remarks: Hydric Soil Criteria met: YES (SEE BELOW)

3. Other: (1) Field Indicators for Identifying Hydric Soils in New England, Version 3, 2004: **Criteria Met = IV; Histic Epipedon** (2) 1995 Massachusetts DEP BVW Delineation Handbook: **Criteria Met = Histic epipedon w/14" of O layer; Page 29**

**Conclusion:** Is soil hydric?  YES

Page 2 Site: Willow Road, Boxford, MA Plot: #A Wet Transect: 1

Other Indicators of Hydrology: \_\_\_\_\_ (check all that apply and describe)

- Site inundated: \_\_\_\_\_
- Depth to free water in observation hole: No free water (but in extreme dry period)
- Depth to soil saturation in observation hole: (at or near the surface)
- Water marks: \_\_\_\_\_
- Drift lines: \_\_\_\_\_
- Sediment deposits: \_\_\_\_\_
- Drainage patterns in BVW: \_\_\_\_\_
- Oxidized rhizospheres: \_\_\_\_\_
- Water-stained leaves: \_\_\_\_\_
- Recorded data (stream, lake, or tidal gauge; aerial photo; other): \_\_\_\_\_
- Other: Shallow rooting; buttressed trunks; pit and mound topography

**Vegetation and Hydrology Conclusion**

Number of wetland indicator plants greater than or equal to number of non-wetland indicator plants

Wetland hydrology is present:  
hydric soil present

other indicators of hydrology present

**Sample location is in a BWI**

	yes	no
Number of wetland indicator plants greater than or equal to number of non-wetland indicator plants	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Wetland hydrology is present: hydric soil present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
other indicators of hydrology present	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Sample location is in a BWI</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Submit this form with the Request for Determination or Notice of Intent.

# MassDEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: Rogers (3174.6) Prepared by: Earle Chase, WPI Project location: Willow Road, Boxford, MA DEP File #: \_\_\_\_\_

Check all that apply:

- Vegetation alone presumed adequate to delineate BVW boundary: fill out section I only
- Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

Section I. Vegetation		# A	(Upl.)	Transect Number:	1	Date of Delineation:	8/3/2016
A. Sample Layer and Plant Species (by common/scientific name)		B. Percent Cover (or basal area)		C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*	
T	White Pine	20 %	MP= 20.5	39.4%	YES	FACU	
R	Black birch	15 %	MP= 10.5	20.2%	YES	FACU	
E	Red oak	15 %	MP= 10.5	20.2%	YES	FACU	
E	Red maple	10 %	MP= 10.5	20.2%	YES	FAC	
S	Red oak	5 %	MP= 3.0	100.0%	YES	FACU	
A							
P							
L							
S							
S	Black birch	5 %	MP= 3.0	20.0%	YES	FACU	
H	Highbush blueberry	3 %	MP= 3.0	20.0%	YES	FACW	
R	White pine	1 %	MP= 3.0	20.0%	YES	FACU	
U	Red oak	1 %	MP= 3.0	20.0%	YES	FAC	
B	Eastern hemlock	1 %	MP= 3.0	20.0%	YES	FACU	
S							
G	Hay scented fern	30 %	MP= 38.0	71.7%	YES	FACU	
R	Princess pine	5 %	MP= 3.0	5.7%	NO	FACU	
N	Canada mayflower	3 %	MP= 3.0	5.7%	NO	FACU	
D	Red maple	3 %	MP= 3.0	5.7%	NO	FAC	
	Red oak	1 %	MP= 3.0	5.7%	NO	FACU	
C	Black birch	1 %	MP= 3.0	5.7%	NO	FACU	
O							
V							

**NOTES:** Early summer delineation; vegetation well established; data plot located on a 8 to 15 % slope; data hole is 49' from Flag # A-170 & 15' from # A-171

\* Use an asterisk to mark wetland indicator plants; plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sagittaria*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

**Vegetation conclusion:**  
 Number of dominant wetland indicator plants: 3      Number of dominant non-wetland indicator plants: 8  
 Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants?  **NO**

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination or Notice of Intent.

**Section II. Indicators of Hydrology**

**Hydric Soil Interpretation**

1. Soil Survey

Is there a published soil survey for this site?  YES

title/date: Essex County, MA, Northern Part, Willow Road & Pine Plain Road

map number: NRCS Web Soil Survey

soil type mapped: Hinckley (253D) ; loamy sand

hydric soil inclusions: May be associated with Scarborough, Mashpee, Massachusetts soils

Are field observations consistent with soil survey?  YES

Remarks: The plot was located on a moderate slope as indicated by the (253C)

2. Soil Description

Horizon	Depth	Matrix Color & Texture	Mottle Colors
Oe	1 to 0 "	leaf matter	
A	0 to 6"	10YR 2/1 loamy sand	none present
B	6 to 18"	10 YR 3/4 loamy sand	none present
C	18"+	10 YR 6/4 more gravelly	10 YR 4/6

Remarks: Hydric Soil Criteria met: NO

3. Other: Hinckley soils are excessively drained

**Conclusion:** Is soil hydric?  **NO**

Other Indicators of Hydrology: (check all that apply and describe)

- Site inundated: \_\_\_\_\_
- Depth to free water in observation hole: No free water (but in extreme dry period)
- Depth to soil saturation in observation hole: None evident
- Water marks: \_\_\_\_\_
- Drift lines: \_\_\_\_\_
- Sediment deposits: \_\_\_\_\_
- Drainage patterns in BWV: \_\_\_\_\_
- Oxidized rhizospheres: (noted at 19 - 20")
- Water-stained leaves: \_\_\_\_\_
- Recorded data (stream, lake, or tidal gauge; aerial photo; other): \_\_\_\_\_
- Other: \_\_\_\_\_

**Vegetation and Hydrology Conclusion**

Number of wetland indicator plants greater than or equal to number of non-wetland indicator plants

Wetland hydrology is present:

hydric soil present

other indicators of hydrology present

**Sample location is in a BWV**

Submit this form with the Request for Determination or Notice of Intent.

# MassDEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: Rogers (3174.6) Prepared by: Earle Chase, WPI Project location: Willow Road, Boxford, MA DEP File #: \_\_\_\_\_

Check all that apply:

- Vegetation alone presumed adequate to delineate BVW boundary: fill out section I only
- Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

Section I. Vegetation		#B	(Wet)	Transect Number: 2	Date of Delineation: 8/17/2016
A. Sample Layer and Plant Species (by common/scientific name)		B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
T	Red maple	25 %	MP= 20.5	YES	FAC
R	Black birch	10 %	MP= 10.5	YES	FACU
E	White pine	2 %	MP= 3.0	NO	FACU
S	Red maple	10 %	MP= 10.5	YES	FAC
A					
P					
L					
S					
S	Common winterberry	25 %	MP= 20.5	YES	FACW
H	Common buckthorn	12 %	MP= 10.5	YES	FAC
R					
U					
B					
S					
G	Jewelweed	45 %	MP= 38.0	YES	FACW
R	Grass (unidentified)	20 %	MP= 20.5	YES	"Wet"
N	Sphagnum moss	2 %	MP= 3.0	NO	OBL
D	Canada mayflower	2 %	MP= 3.0	NO	FACU
C					
O					
Y					

**NOTES:** Early summer delineation; vegetation well established

\* Use an asterisk to mark wetland indicator plants; plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sphagnum*; plants listed as FAC, FAC+, FACW-, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

**Vegetation conclusion:**

Number of dominant wetland indicator plants: 6

Number of dominant non-wetland indicator plants: 1

Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants?  YES

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination or Notice of Intent.

## Section II. Indicators of Hydrology

### Hydric Soil Interpretation

#### 1. Soil Survey

Is there a published soil survey for this site?  YES

title/date: Essex County, MA, Northern Part, Willow Road & Pine Plain Road

map number: NRCS Web Soil Survey

soil type mapped: Freetown muck (S2A)

hydric soil inclusions: Scarboro, Whitman, Swansea

Are field observations consistent with soil survey?  YES

Remarks: The data hole reflected a thick muck layer.

#### 2. Soil Description

Horizon	Depth	Matrix Color & Texture	Mottle Colors
Oa	0 to 14"	10YR 2/1 muck	
A	14 to 20" +	10YR 5/1 vfs	10 YR 4/6 oxidized rhizospheres

Remarks: Hydric Soil Criteria met: YES (SEE BELOW)

3. Other: (1) Field Indicators for Identifying Hydric Soils in New England, Version 3,

2004: Criteria Met = IV; Histic Epipedon (2) 1995 Massachusetts DEP BVW

Delineation Handbook: Criteria Met = Histic epipedon w/14" of O layer; Page 29

Conclusion: Is soil hydric?  YES

Page 2 Size: Willow Road, Boxford, MA Plot: #B (Wet) Transect: 2

Other Indicators of Hydrology: (check all that apply and describe)

- Site inundated: \_\_\_\_\_
- Depth to free water in observation hole: No free water (but in extreme dry period)
- Depth to soil saturation in observation hole: (at or near the surface)
- Water marks: \_\_\_\_\_
- Drift lines: \_\_\_\_\_
- Sediment deposits: \_\_\_\_\_
- Drainage patterns in BVW: \_\_\_\_\_
- Oxidized rhizospheres: \_\_\_\_\_
- Water-stained leaves: \_\_\_\_\_
- Recorded data (stream, lake, or tidal gauge; aerial photo; other): \_\_\_\_\_
- Other: Shallow rooting; Swollen trunks

### Vegetation and Hydrology Conclusion

Number of wetland indicator plants greater than or equal to number of non-wetland indicator plants

Wetland hydrology is present:

hydric soil present

other indicators of hydrology present

Sample location is in a BWI

Submit this form with the Request for Determination or Notice of Intent.

# MassDEP Bordering Vegetated Wetland (310 CMR 10.55) Delineation Field Data Form

Applicant: Rogers (3174.6) Prepared by: Earle Chase, WPI Project location: Willow Road, Boxford, MA DEP File #: \_\_\_\_\_

Check all that apply:

- Vegetation alone presumed adequate to delineate BVW boundary: fill out section I only
- Vegetation and other indicators of hydrology used to delineate BVW boundary: fill out Sections I and II
- Method other than dominance test used (attach additional information)

**Section I. Vegetation** Observation Plot Number: # B (Upl.) Transect Number: 2 Date of Delineation: 8/17/2016

A. Sample Layer and Plant Species (by common/scientific name)	B. Percent Cover (or basal area)	C. Percent Dominance	D. Dominant Plant (yes or no)	E. Wetland Indicator Category*
T Red maple	20 %	MP= 20.5	YES	FAC
R Black birch	20 %	MP= 20.5	YES	FACU
E Red oak	15 %	MP= 10.5	NO	FACU
E White pine	10 %	MP= 10.5	NO	FACU
S White oak	5 %	MP= 3.0	NO	FACU
S Black birch	5 %	MP= 3.0	YES	FACU
S White ash	5 %	MP= 3.0	YES	FACU
H Black birch	5 %	MP= 3.0	YES	FACU
R Black cherry	2 %	MP= 3.0	YES	FACU
U Highbush blueberry	2 %	MP= 3.0	YES	FACW
B Maple leaf viburnum	1 %	MP= 3.0	YES	FACU
S Maple leaf viburnum	35 %	MP= 38.0	YES	FACU
R Canada mayflower	10 %	MP= 10.5	NO	FACU
N Partridgeberry	5 %	MP= 3.0	NO	FACU
D Wintergreen	3 %	MP= 3.0	NO	FACU
C Sarsaparilla	3 %	MP= 3.0	NO	FACU
O				
V				

**NOTES:** Early summer delineation; vegetation well established; data plot located on a 15 to 25 % slope; data hole is 17' from Flag # L-37 & 41' from # L-36

\* Use an asterisk to mark wetland indicator plants; plant species listed in the Wetlands Protection Act (MGL c.131, s.40); plants in the genus *Sparganium*; plants listed as FAC, FAC+, FACW, FACW, FACW+, or OBL; or plants with physiological or morphological adaptations. If any plants are identified as wetland indicator plants due to physiological or morphological adaptations, describe the adaptation next to the asterisk.

**Vegetation conclusion:**  
 Number of dominant wetland indicator plants: 2      Number of dominant non-wetland indicator plants: 7  
 Is the number of dominant wetland plants equal to or greater than the number of dominant non-wetland plants?  **NO**

If vegetation alone is presumed adequate to delineate the BVW boundary, submit this form with the Request for Determination or Notice of Intent.



**Section II. Indicators of Hydrology**

**Hydric Soil Interpretation**

1. Soil Survey

Is there a published soil survey for this site?  YES

title/date: Essex County, MA, Northern Part, Willow Road & Pine Plain Road

map number: NRCS Web Soil Survey

soil type mapped: Hinckley (253D); loamy sand

hydric soil inclusions: May be associated with Scarborough, Mashpee, Massachusetts soils

Are field observations consistent with soil survey?  YES

Remarks: The plot was located on a moderate slope as indicated by the (253D)

2. Soil Description

Horizon	Depth	Matrix Color & Texture	Mottle Colors
Oe	1 to 0 "	leaf matter	
A	0 to 6"	10YR 3/1 loamy sand	none present
B	6 to 10"	7.5 YR 4/6 gravelly loamy sand	none present
C	10"+	7.5 YR 4/6 very gravelly w/cobbles	none present

Remarks: Hydric Soil Criteria met: NO

3. Other: Hinckley soils are excessively drained

**Conclusion:** Is soil hydric?  **NO**

**Other Indicators of Hydrology:** (check all that apply and describe)

- Site inundated: \_\_\_\_\_
- Depth to free water in observation hole: No free water (but in extreme dry period)
- Depth to soil saturation in observation hole: None evident
- Water marks: \_\_\_\_\_
- Drift lines: \_\_\_\_\_
- Sediment deposits: \_\_\_\_\_
- Drainage patterns in BWI: \_\_\_\_\_
- Oxidized rhizospheres: \_\_\_\_\_
- Water-stained leaves: \_\_\_\_\_
- Recorded data (stream, lake, or tidal gauge; aerial photo; other): \_\_\_\_\_
- Other: \_\_\_\_\_

**Vegetation and Hydrology Conclusion**

Number of wetland indicator plants greater than or equal to number of non-wetland indicator plants

yes  no

Wetland hydrology is present:  
hydric soil present

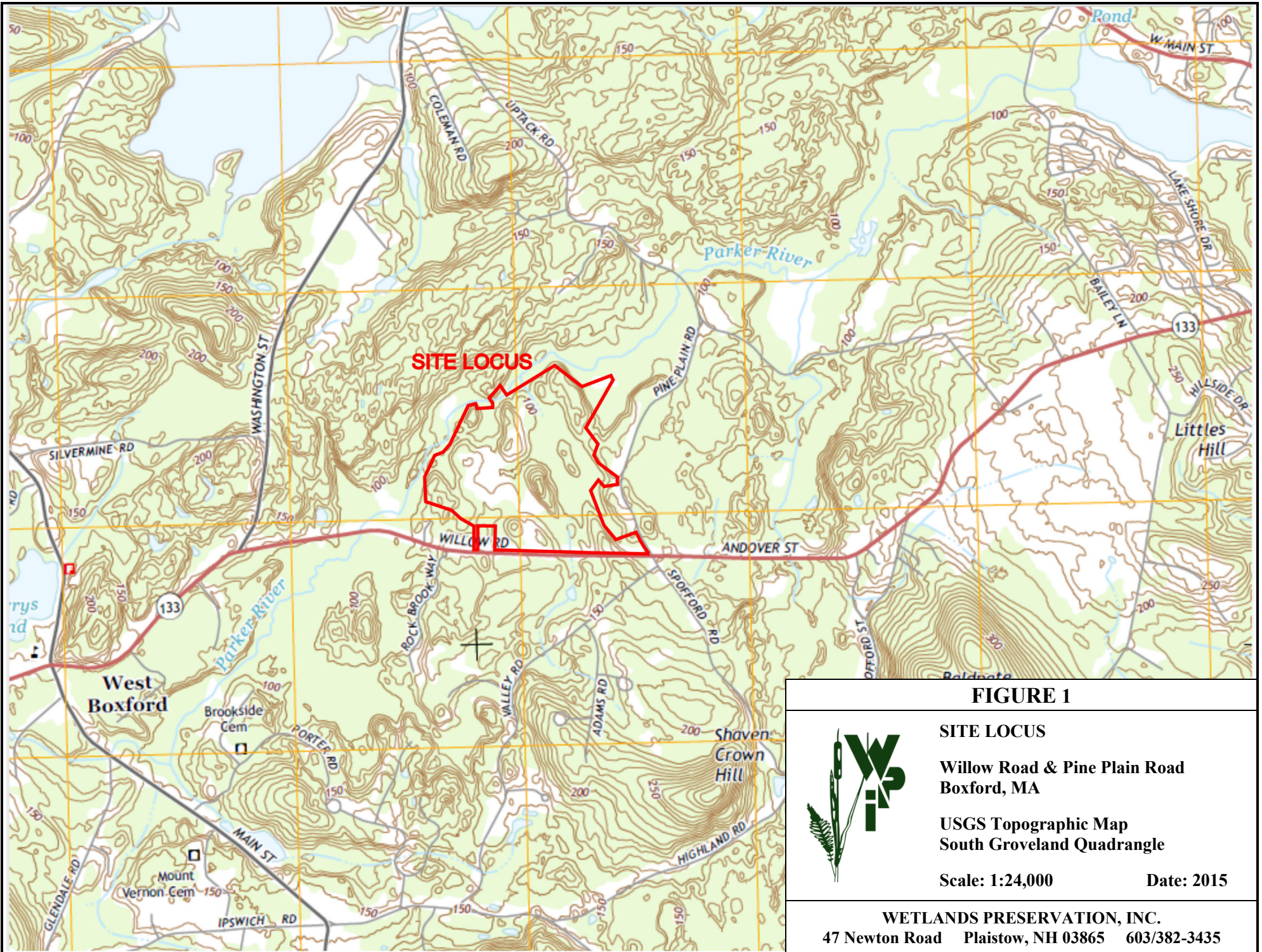
other indicators of hydrology present

**Sample location is in a BWI**

Submit this form with the Request for Determination or Notice of Intent.

**FIGURE 1**  
**LOCUS MAP**





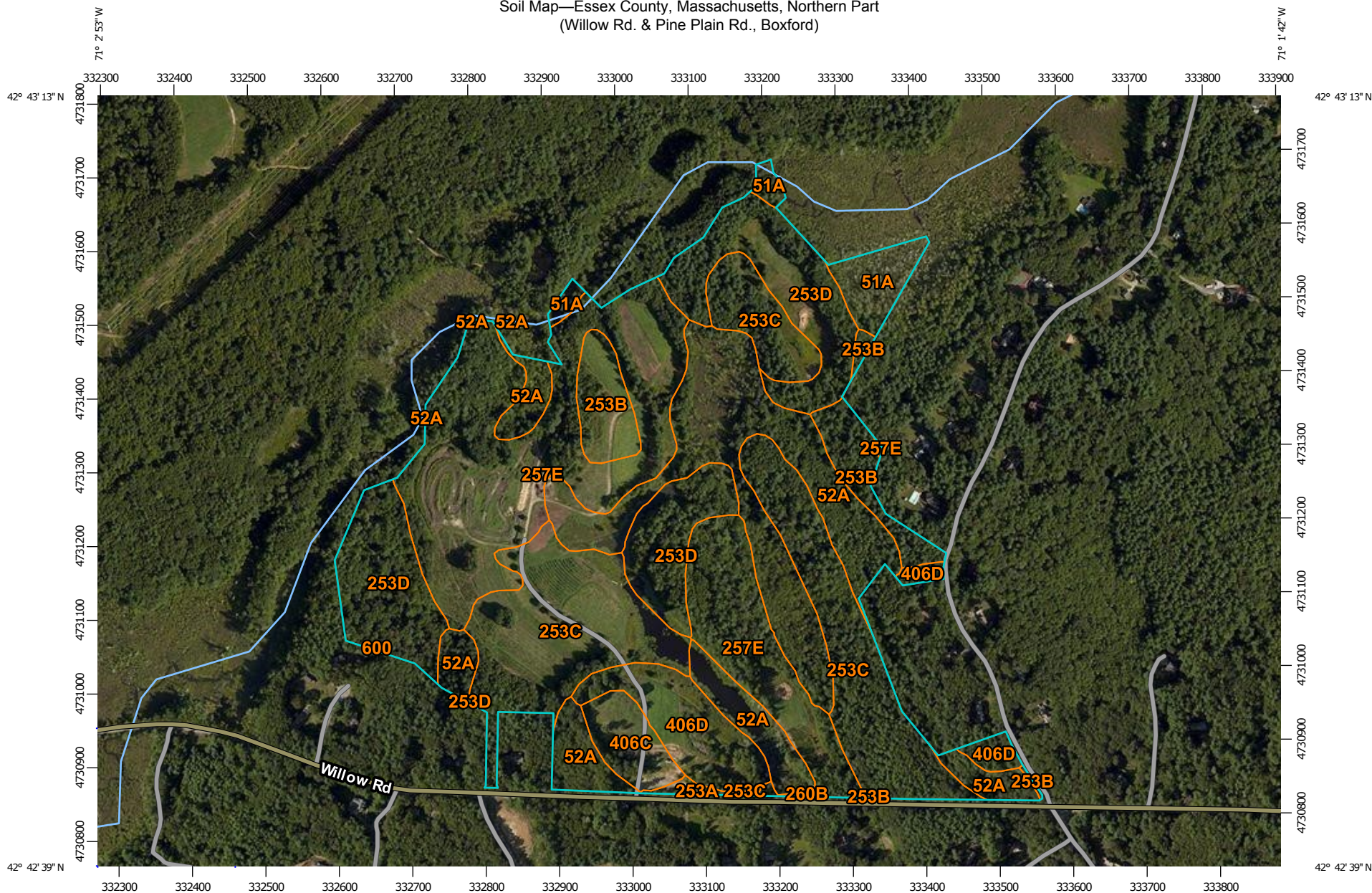
**FIGURE 2**

**SOIL MAP**



Figure 2.

Soil Map—Essex County, Massachusetts, Northern Part  
(Willow Rd. & Pine Plain Rd., Boxford)



Map Scale: 1:7,370 if printed on A landscape (11" x 8.5") sheet.

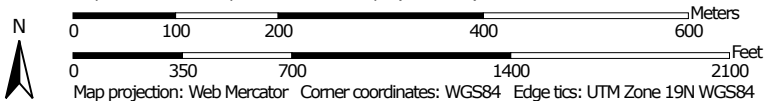



Figure 2 (pg. 2)

Soil Map—Essex County, Massachusetts, Northern Part  
(Willow Rd. & Pine Plain Rd., Boxford)


### MAP LEGEND

#### Area of Interest (AOI)

 Area of Interest (AOI)

#### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

#### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

#### Water Features



Streams and Canals

#### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

#### Background



Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Essex County, Massachusetts, Northern Part  
Survey Area Data: Version 11, Sep 28, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 29, 2014—Sep 19, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

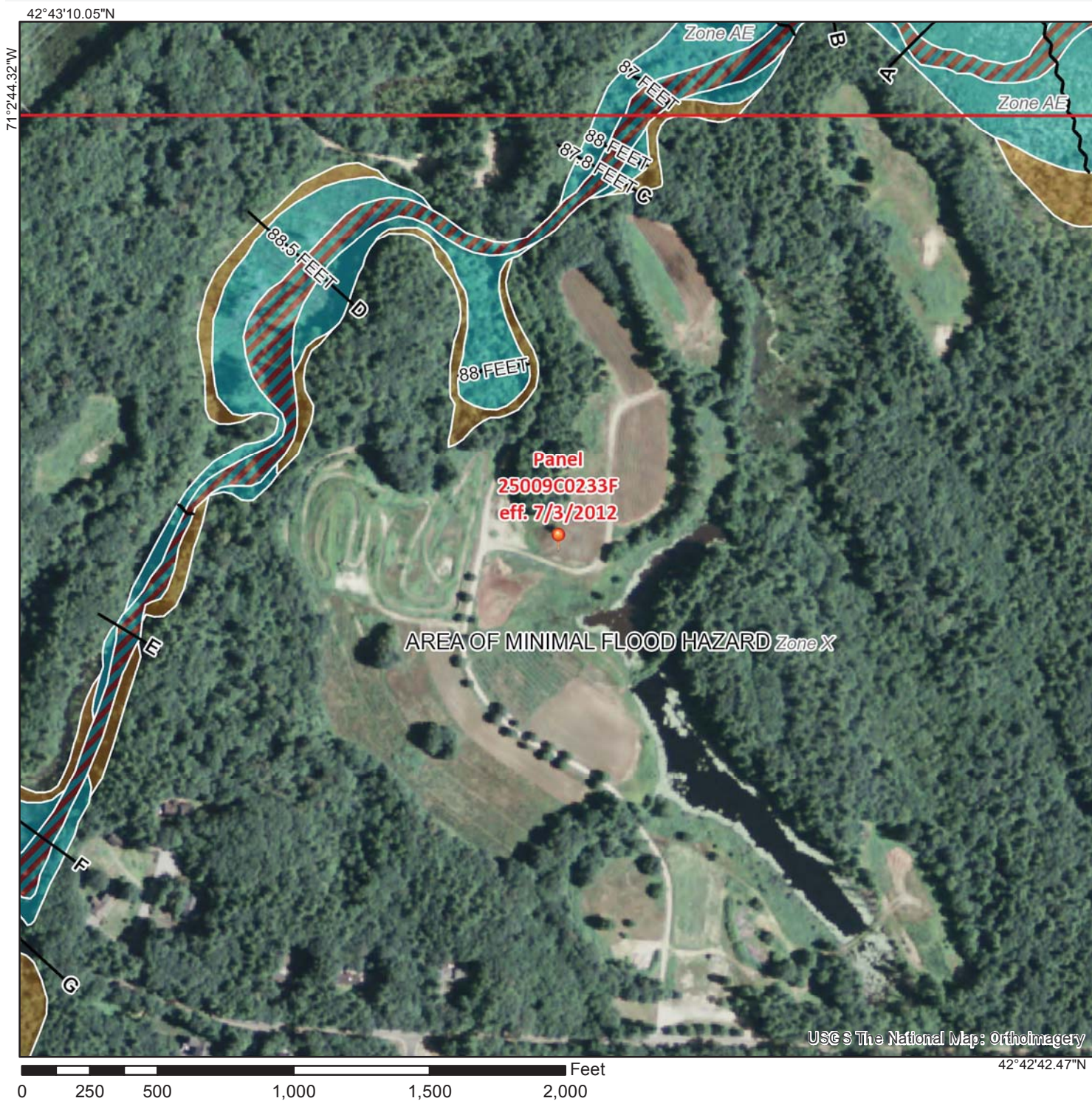
Essex County, Massachusetts, Northern Part (MA605)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
51A	Swansea muck, 0 to 1 percent slopes	3.1	2.7%
52A	Freetown muck, 0 to 1 percent slopes	23.3	20.3%
253A	Hinckley loamy sand, 0 to 3 percent slopes	0.4	0.3%
253B	Hinckley loamy sand, 3 to 8 percent slopes	5.7	5.0%
253C	Hinckley loamy sand, 8 to 15 percent slopes	25.5	22.2%
253D	Hinckley loamy sand, 15 to 25 percent slopes	18.3	16.0%
257E	Hinckley and Windsor soils, 25 to 35 percent slopes	29.4	25.7%
260B	Sudbury fine sandy loam, 3 to 8 percent slopes	0.1	0.1%
406C	Charlton fine sandy loam, 8 to 15 percent slopes, very stony	2.7	2.3%
406D	Charlton fine sandy loam, 15 to 25 percent slopes, very stony	6.1	5.4%
600	Pits, gravel	0.0	0.0%
<b>Totals for Area of Interest</b>		<b>114.6</b>	<b>100.0%</b>

**FIGURE 3**  
**FEMA/FIRM MAP**



# National Flood Hazard Layer FIRMette

Figure 3.



## Legend

- Cross-Sections
  - Base Flood Elevations
- ### Flood Hazard Zones
- 1% Annual Chance Flood
  - Regulatory Floodway
  - Special Floodway
  - Area of Undetermined Flood Hazard
  - 0.2% Annual Chance Flood
  - Future Conditions 1% Annual Chance Flood Hazard
  - Area with Reduced Risk Due to Levee
- ### LOMRs
- Effective
- ### Map Panels
- Digital Data
  - Unmodernized Maps
  - Unmapped



This map complies with FEMA's standards for the use of digital flood maps. The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. The base map shown complies with FEMA's base map accuracy standards.

The NFHL is a living database, updated daily, and this map represents a snapshot of information at a specific time.

Flood risks are dynamic and can change frequently due to a variety of factors, including weather patterns, erosion, and new development. FEMA flood maps are continually updated through a variety of processes. Users should always verify through the Map Service Center (<http://msc.fema.gov>) or the Community Map Repository that they have the current effective information.

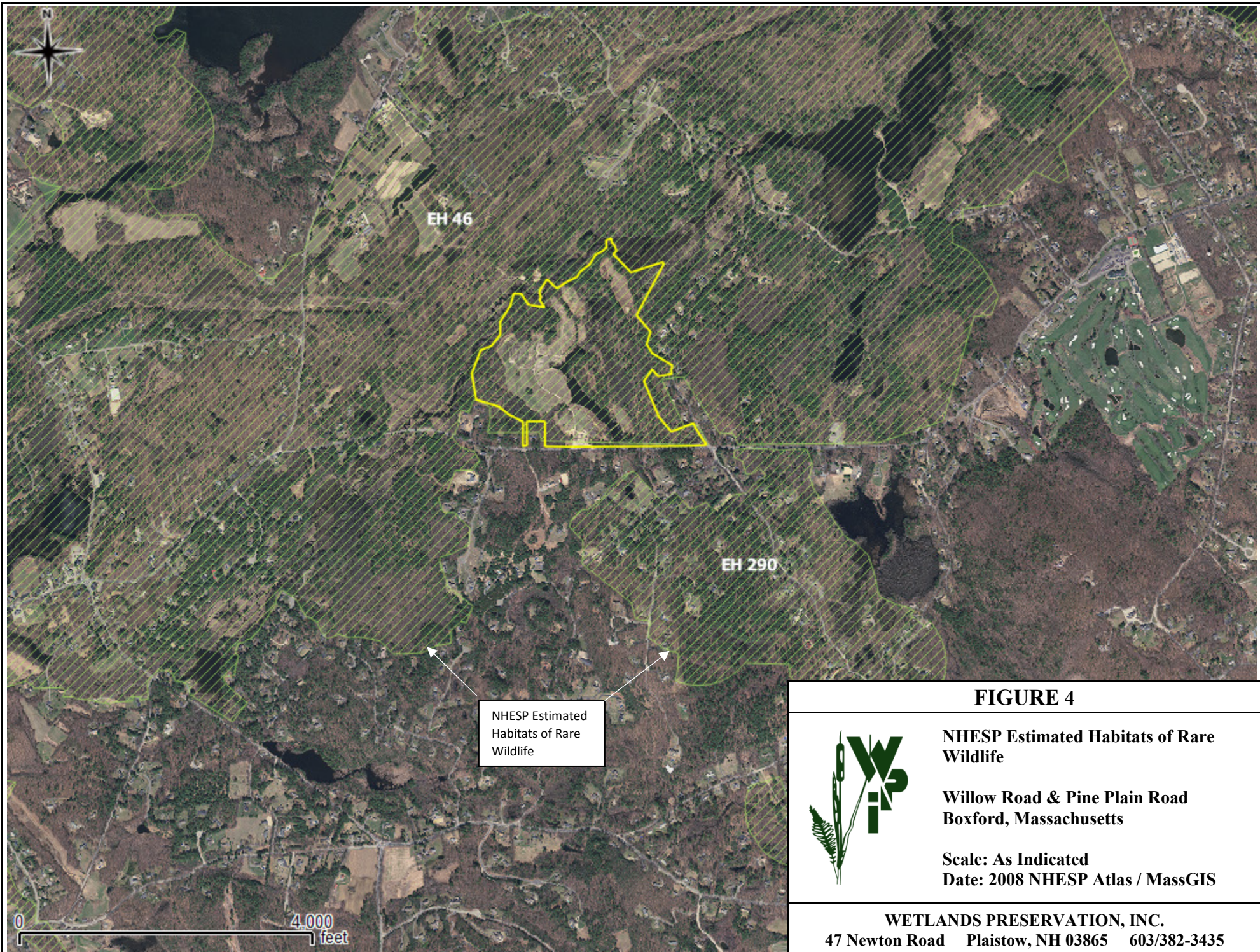
NFHL maps should not be created for unmapped or unmodernized areas.



# FEMA

**FIGURE 4**  
**NHESP MAP**





**FIGURE 4**



**NHESP Estimated Habitats of Rare Wildlife**

**Willow Road & Pine Plain Road  
Boxford, Massachusetts**

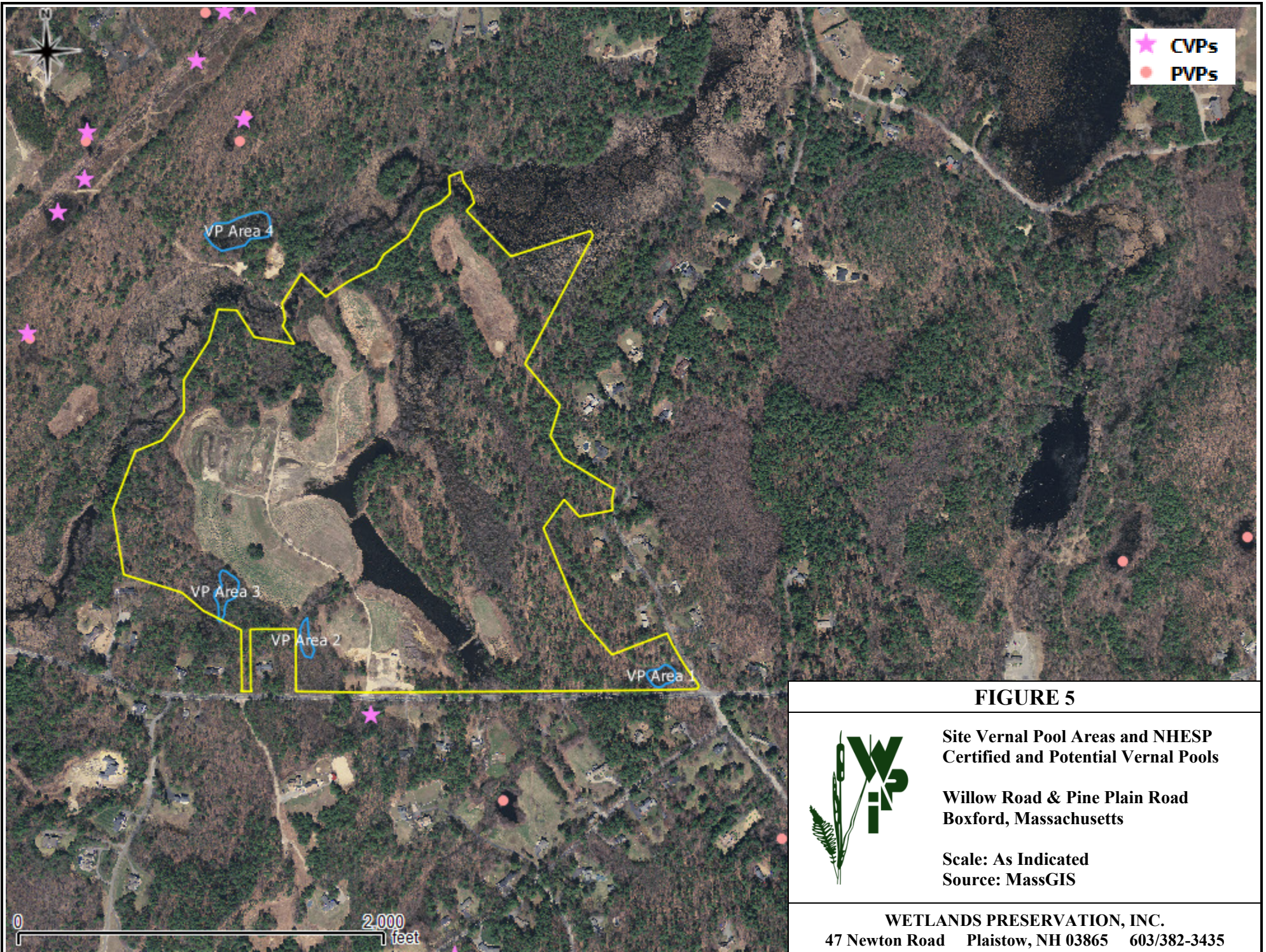
**Scale: As Indicated  
Date: 2008 NHESP Atlas / MassGIS**

**WETLANDS PRESERVATION, INC.  
47 Newton Road Plaistow, NH 03865 603/382-3435**



**FIGURE 5**  
**CVP & PVP MAP**





★ CVPs  
● PVPs

**FIGURE 5**



**Site Vernal Pool Areas and NHESP  
 Certified and Potential Vernal Pools**

**Willow Road & Pine Plain Road  
 Boxford, Massachusetts**

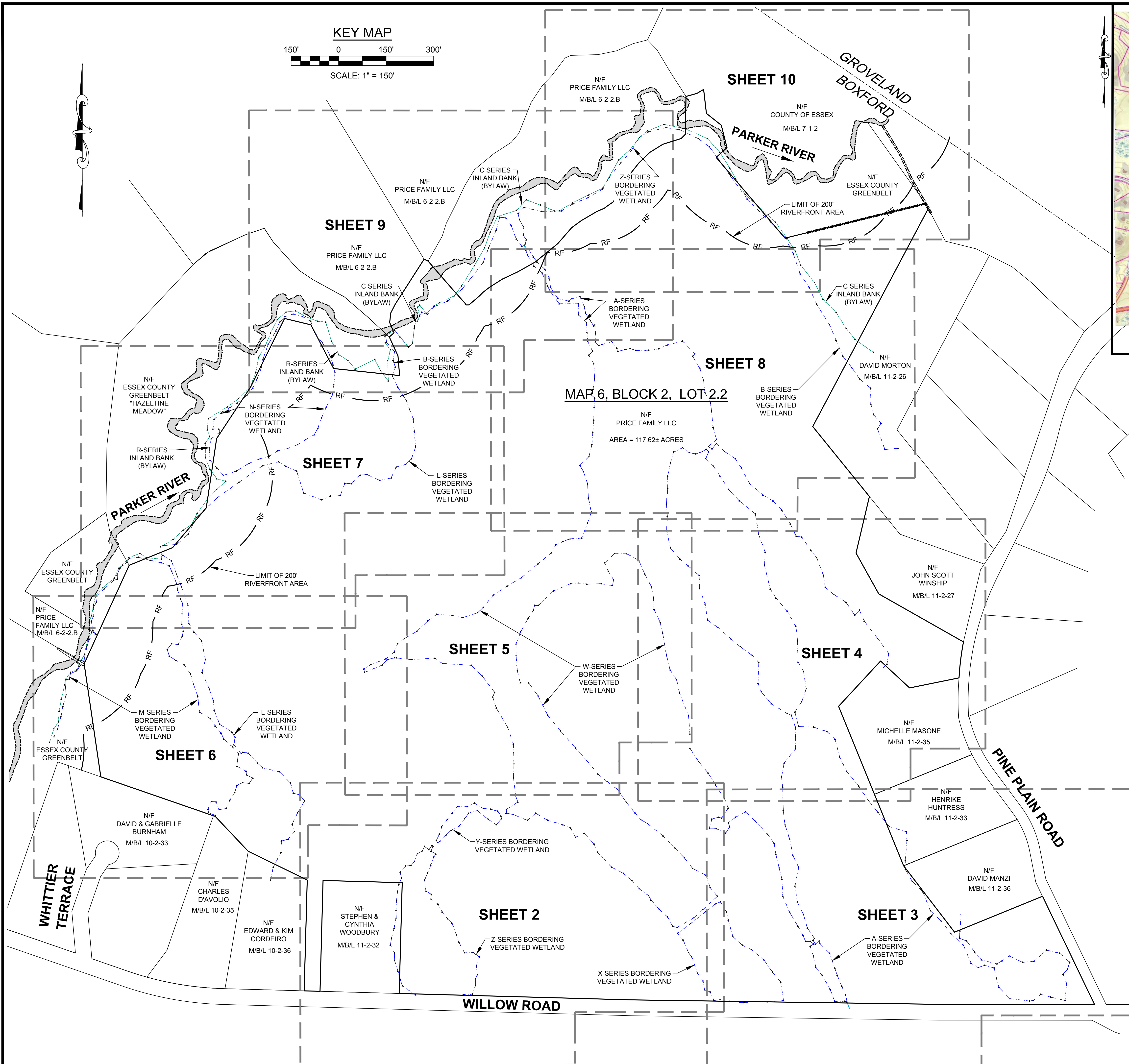
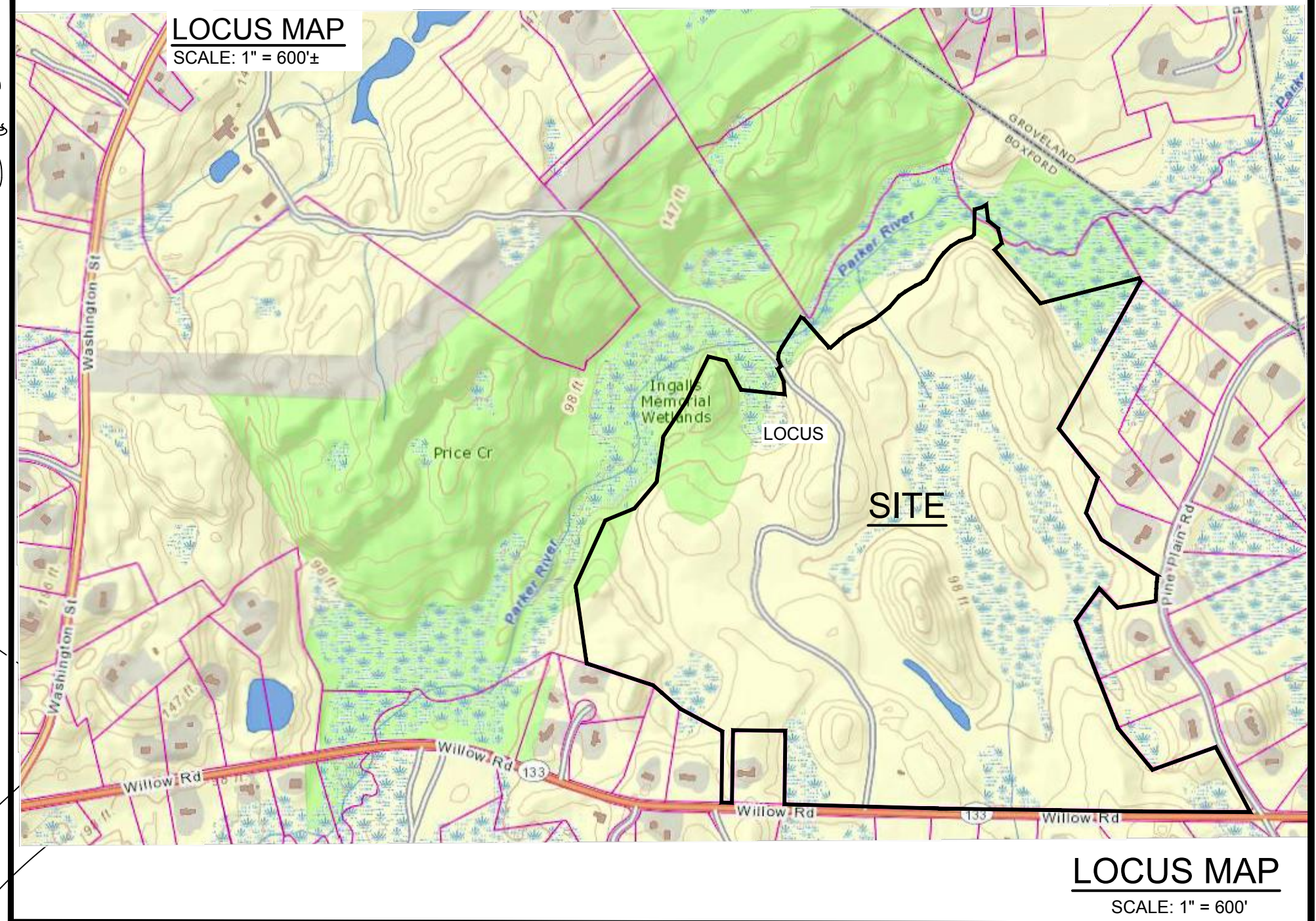
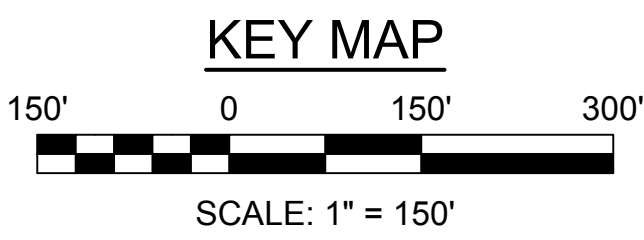
**Scale: As Indicated  
 Source: MassGIS**

**WETLANDS PRESERVATION, INC.  
 47 Newton Road Plaistow, NH 03865 603/382-3435**



## **ANRAD PLAN**





- NOTES:**
1. THE WETLANDS DELINEATION WAS PERFORMED BY WETLANDS PRESERVATION, INC., 47 NEWTON ROAD, PLAINSTOW, NH 03865, IN MAY - AUGUST OF 2016.
  2. THE ELEVATION CONTOURS SHOWN ARE THE USGS 3-METER CONTOURS TAKEN FROM THE MASS GIS WEBSITE, WITH LABELS CONVERTED TO FEET. THE CONTOURS ARE INCLUDED TO SHOW THE GENERAL TOPOGRAPHY OF THE PROJECT SITE & SHOULD BE CONSIDERED APPROXIMATE ONLY.
  3. ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS NUMBERED 25009C0231F & 25009C0233F, EFFECTIVE DATE JULY 3, 2012, PORTIONS OF THE SITE LIE WITHIN SPECIAL FLOOD HAZARD AREA "AE" ALONG THE PARKER RIVER. SINCE THERE HASN'T BEEN ANY TOPOGRAPHICAL SURVEY PERFORMED FOR THE PROJECT SITE IT HAS NOT BEEN POSSIBLE TO ESTABLISH THE LIMITS OF THE B.L.S.F. ARE THEREFORE EXCLUDED FROM THE ANRAD APPLICATION.
  4. WETLAND FLAGS HAVE BEEN LOCATED ON SOME OF THE ABUTTING PROPERTIES NOT OWNED BY THE PRICE FAMILY LLC. THESE FLAGS ARE INCLUDED TO ESTABLISH THE LIMITS OF THE VARIOUS BUFFER ZONES ON THE SUBJECT PROPERTY. THE WETLAND FLAGGING, THIS PLAN, & THE ANRAD APPLICATION ARE NOT INTENDED TO ESTABLISH THE BOUNDARIES OF ANY RESOURCE AREAS OFF OF THE SUBJECT PROPERTY.

PROFESSIONAL ENGINEER  
 PHILIP G. CHRISTIANSEN

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**ANRAD PLAN**  
 FOR LAND ON  
**WILLOW ROAD & PINE PLAIN ROAD**  
 IN  
**BOXFORD, MASS.**

OWNER/APPLICANT: PRICE FAMILY LLC  
 54 WALTHAM AVENUE  
 SPRINGFIELD, MA 01190

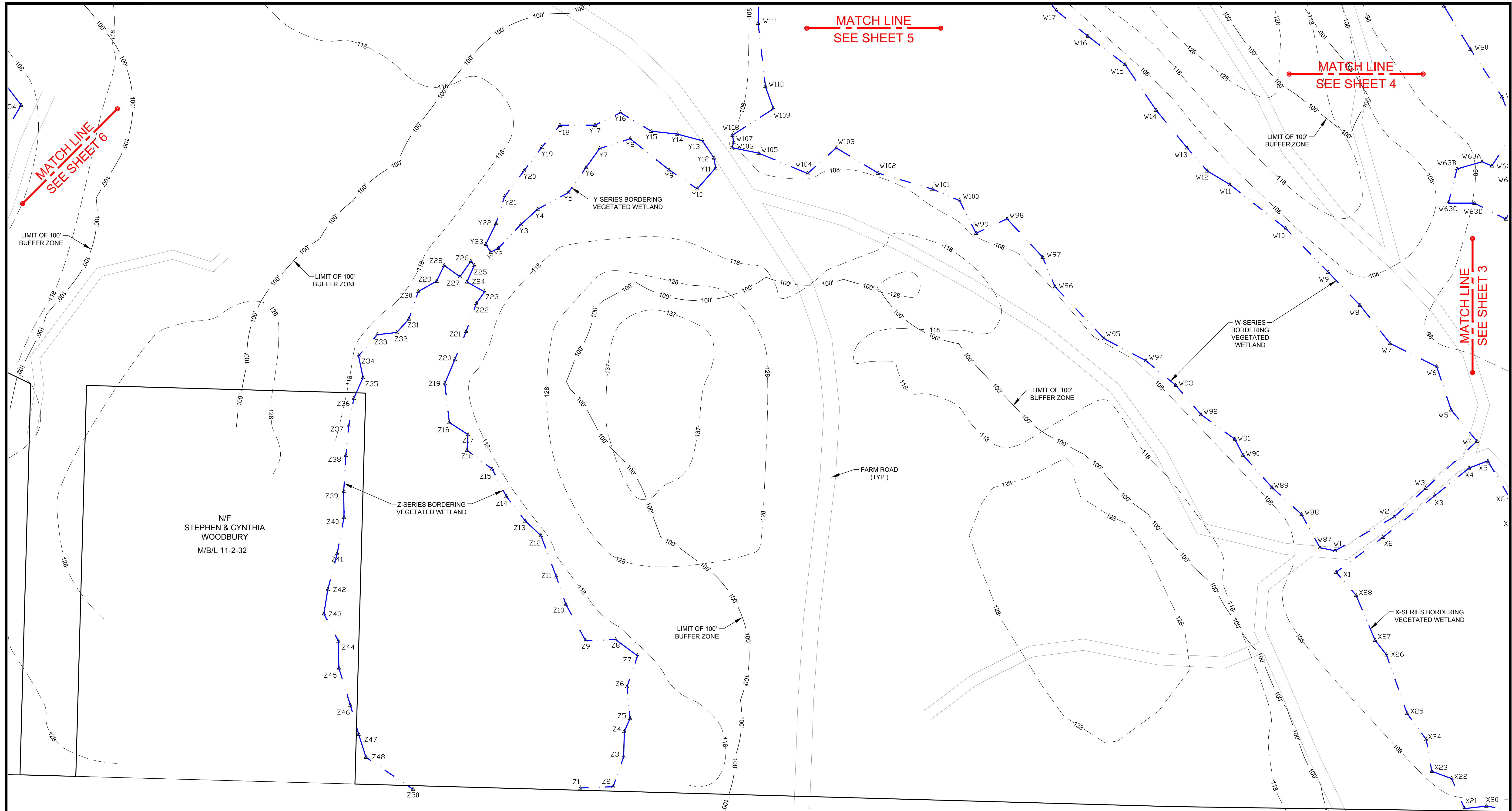
**COVER SHEET**

DATE: AUGUST 23, 2016  
 REV:

**CSI** PROFESSIONAL ENGINEERS & LAND SURVEYORS  
**CHRISTIANSEN & SERGI, INC.**  
 160 SUMMER STREET, HAVERHILL, MASSACHUSETTS 01830  
 WWW.CSI-ENGR.COM TEL. 978-373-0310 FAX. 978-372-3960

SHEET 1 OF 10  
 DWG. NO. 04094012





N/F  
STEPHEN & CYNTHIA  
WOODBURY  
M/B/L 11-2-32

WILLOW ROAD

PLAN SHOWING WETLAND  
RESOURCE AREAS



SCALE: 1" = 40'



PROFESSIONAL  
ENGINEER

PHILIP G. CHRISTIANSEN

**ANRAD PLAN**  
FOR LAND ON  
**WILLOW ROAD & PINE PLAIN ROAD**  
IN  
**BOXFORD, MASS.**

OWNER/APPLICANT: PRICE FAMILY LLC  
54 WALTHAM AVENUE  
SPRINGFIELD, MA 01190

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**SHEET 2**

DATE: AUGUST 23, 2016

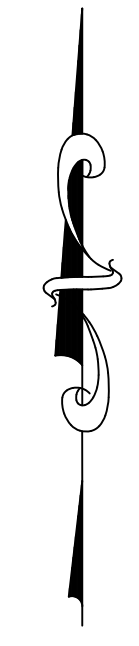
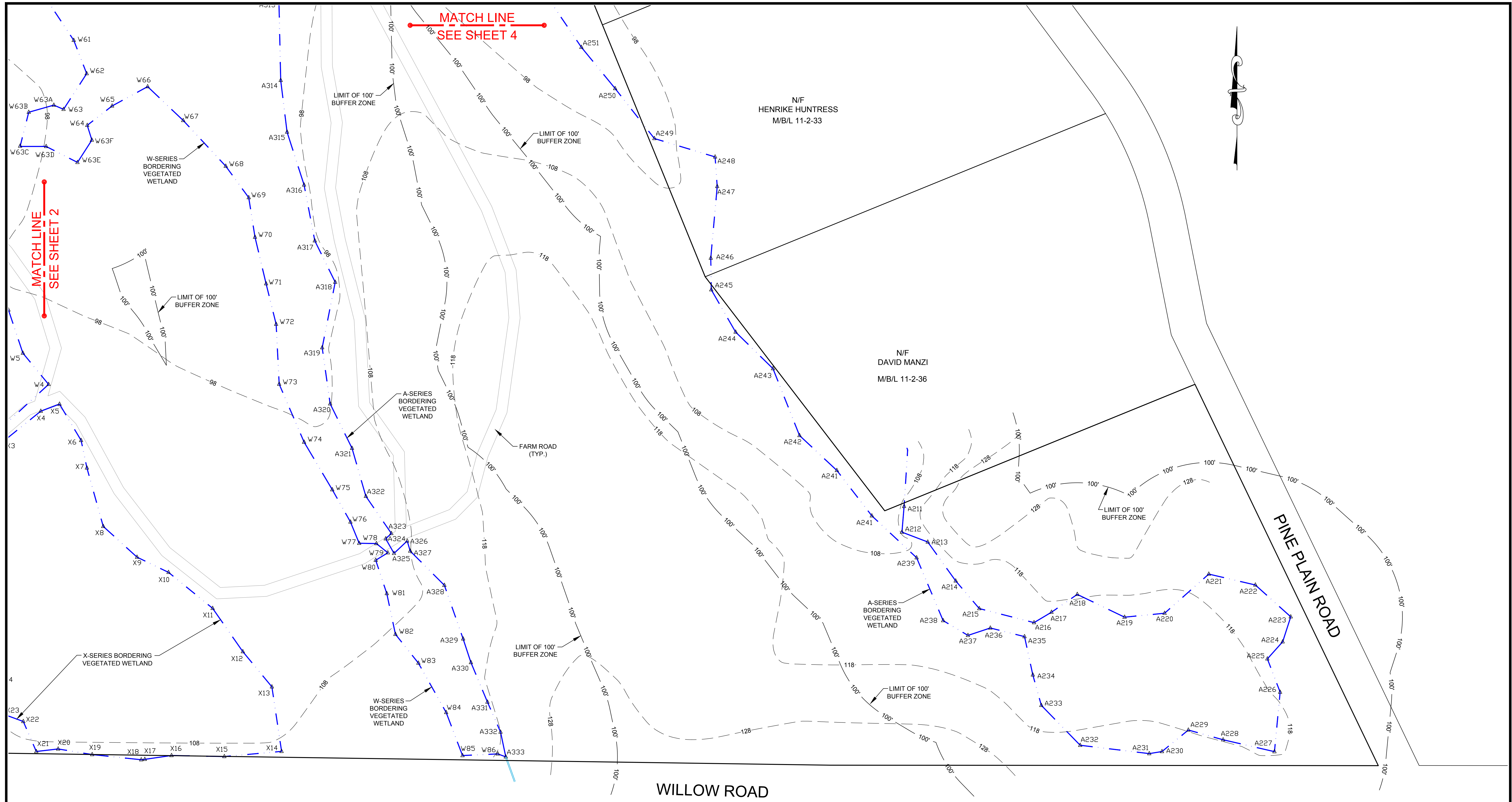
REV:

SHEET 2 OF 10  
DWG. NO. 04094012



MATCH LINE  
SEE SHEET 4

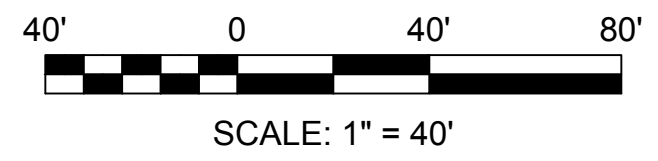
MATCH LINE  
SEE SHEET 2



WILLOW ROAD

PINE PLAIN ROAD

PLAN SHOWING WETLAND RESOURCE AREAS



PROFESSIONAL ENGINEER

PHILIP G. CHRISTIANSEN

**ANRAD PLAN**  
FOR LAND ON  
**WILLOW ROAD & PINE PLAIN ROAD**  
IN  
**BOXFORD, MASS.**

OWNER/APPLICANT: PRICE FAMILY LLC  
54 WALTHAM AVENUE  
SPRINGFIELD, MA 01190

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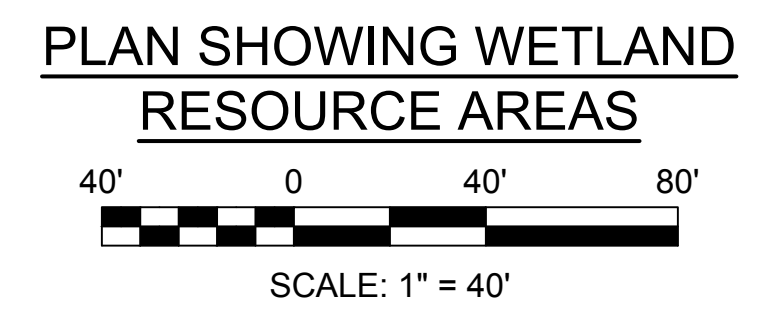
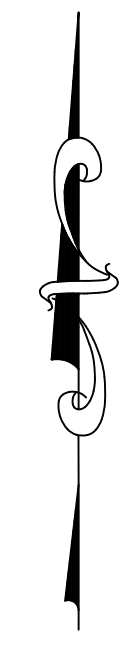
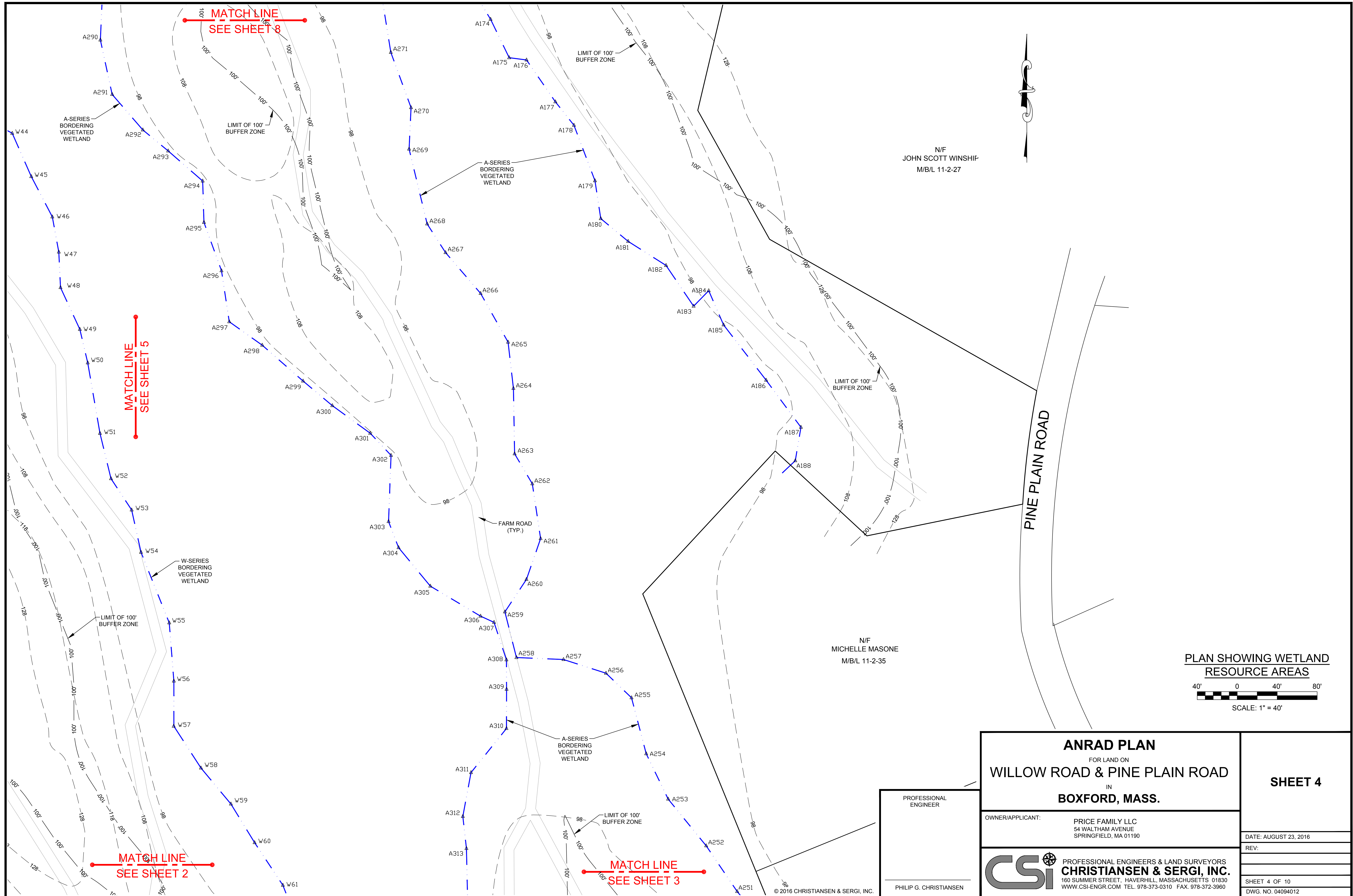
**SHEET 3**

DATE: AUGUST 23, 2016

REV:

SHEET 3 OF 10

DWG. NO. 04094012



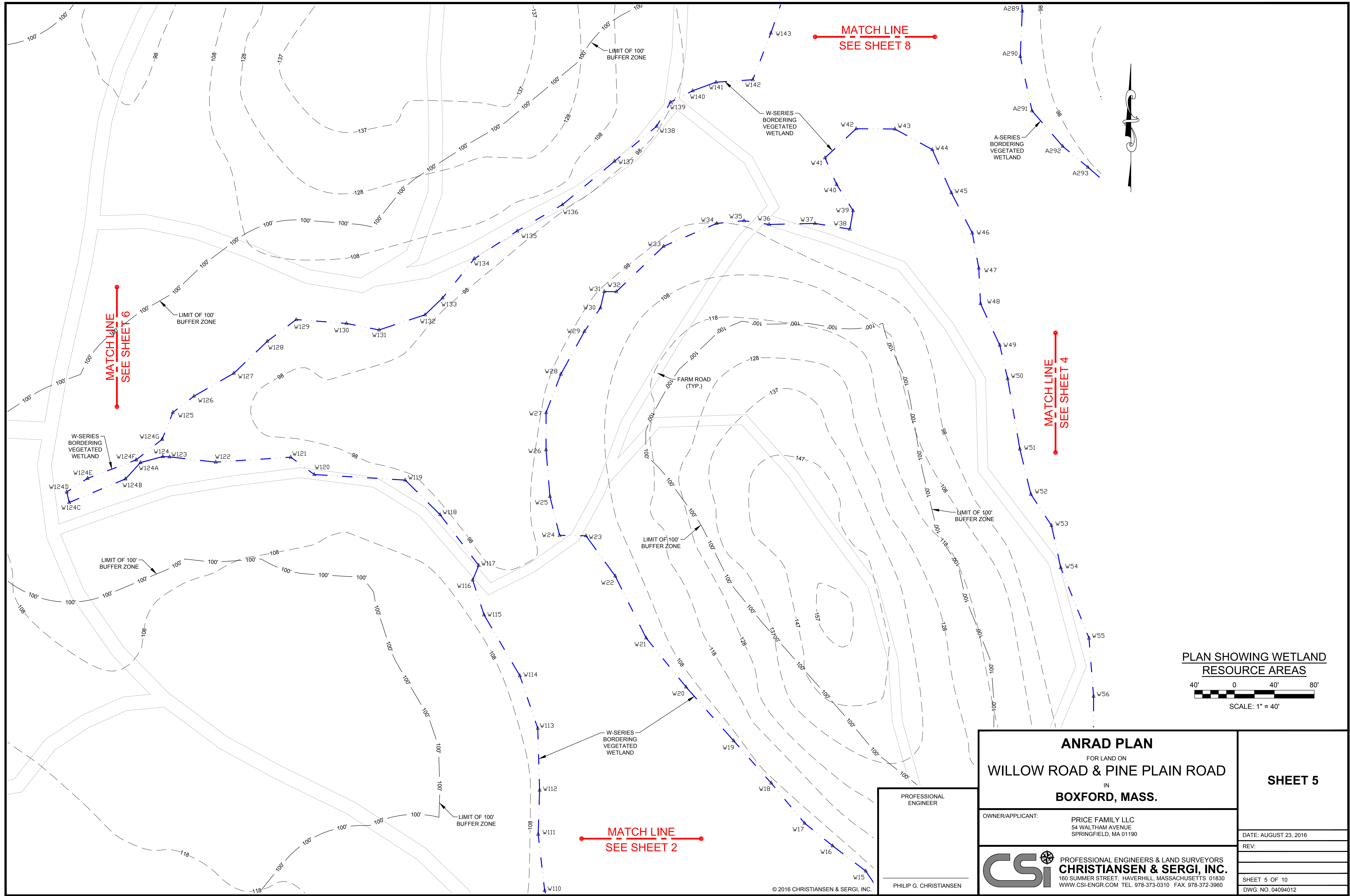
<b>ANRAD PLAN</b> FOR LAND ON <b>WILLOW ROAD &amp; PINE PLAIN ROAD</b> IN <b>BOXFORD, MASS.</b>		<b>SHEET 4</b>
OWNER/APPLICANT: PRICE FAMILY LLC 54 WALTHAM AVENUE SPRINGFIELD, MA 01190		
<b>PROFESSIONAL ENGINEERS &amp; LAND SURVEYORS</b> <b>CHRISTIANSEN &amp; SERGI, INC.</b> 160 SUMMER STREET, HAVERHILL, MASSACHUSETTS 01830 WWW.CSI-ENGR.COM TEL. 978-373-0310 FAX. 978-372-3960		DATE: AUGUST 23, 2016 REV: _____ SHEET 4 OF 10 DWG. NO. 04094012

PROFESSIONAL ENGINEER

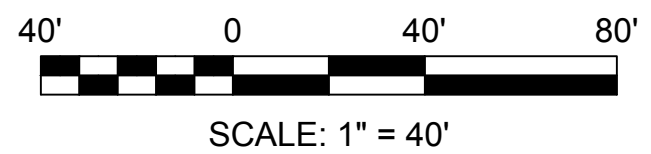
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PLAN SHOWING WETLAND RESOURCE AREAS



**ANRAD PLAN**  
 FOR LAND ON  
**WILLOW ROAD & PINE PLAIN ROAD**  
 IN  
**BOXFORD, MASS.**

**SHEET 5**

OWNER/APPLICANT: PRICE FAMILY LLC  
 54 WALTHAM AVENUE  
 SPRINGFIELD, MA 01190

DATE: AUGUST 23, 2016

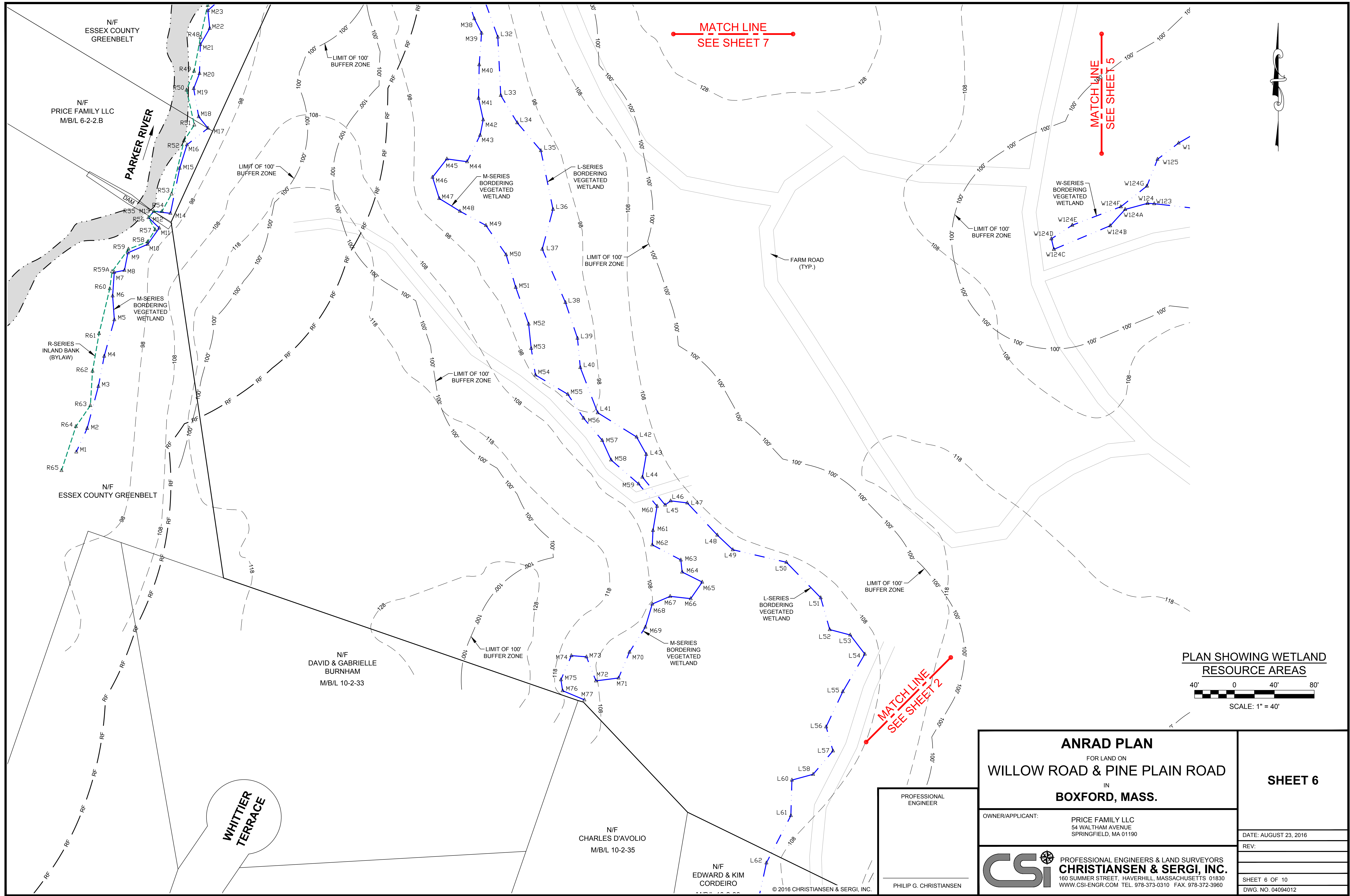
**CSI** PROFESSIONAL ENGINEERS & LAND SURVEYORS  
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REV:  
 SHEET 5 OF 10  
 DWG. NO. 04094012

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 PHILIP G. CHRISTIANSEN

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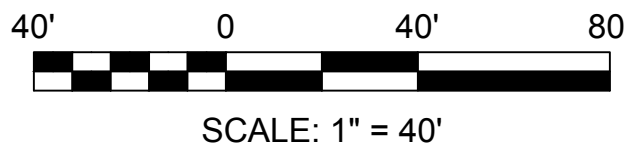


MATCH LINE  
SEE SHEET 7

MATCH LINE  
SEE SHEET 5

MATCH LINE  
SEE SHEET 2

PLAN SHOWING WETLAND  
RESOURCE AREAS



<b>ANRAD PLAN</b> FOR LAND ON <b>WILLOW ROAD &amp; PINE PLAIN ROAD</b> IN <b>BOXFORD, MASS.</b>		<b>SHEET 6</b>
OWNER/APPLICANT: PRICE FAMILY LLC 54 WALTHAM AVENUE SPRINGFIELD, MA 01190		DATE: AUGUST 23, 2016
<b>CSI</b> PROFESSIONAL ENGINEERS & LAND SURVEYORS <b>CHRISTIANSEN &amp; SERGI, INC.</b> 160 SUMMER STREET, HAVERHILL, MASSACHUSETTS 01830 WWW.CSI-ENGR.COM TEL. 978-373-0310 FAX. 978-372-3960		REV: _____  SHEET 6 OF 10 DWG. NO. 04094012
PHILIP G. CHRISTIANSEN PROFESSIONAL ENGINEER		



WHITTIER  
TERRACE

N/F PRICE FAMILY LLC  
M/B/L 6-2-2.B

N/F ESSEX COUNTY GREENBELT

N/F DAVID & GABRIELLE  
BURNHAM  
M/B/L 10-2-33

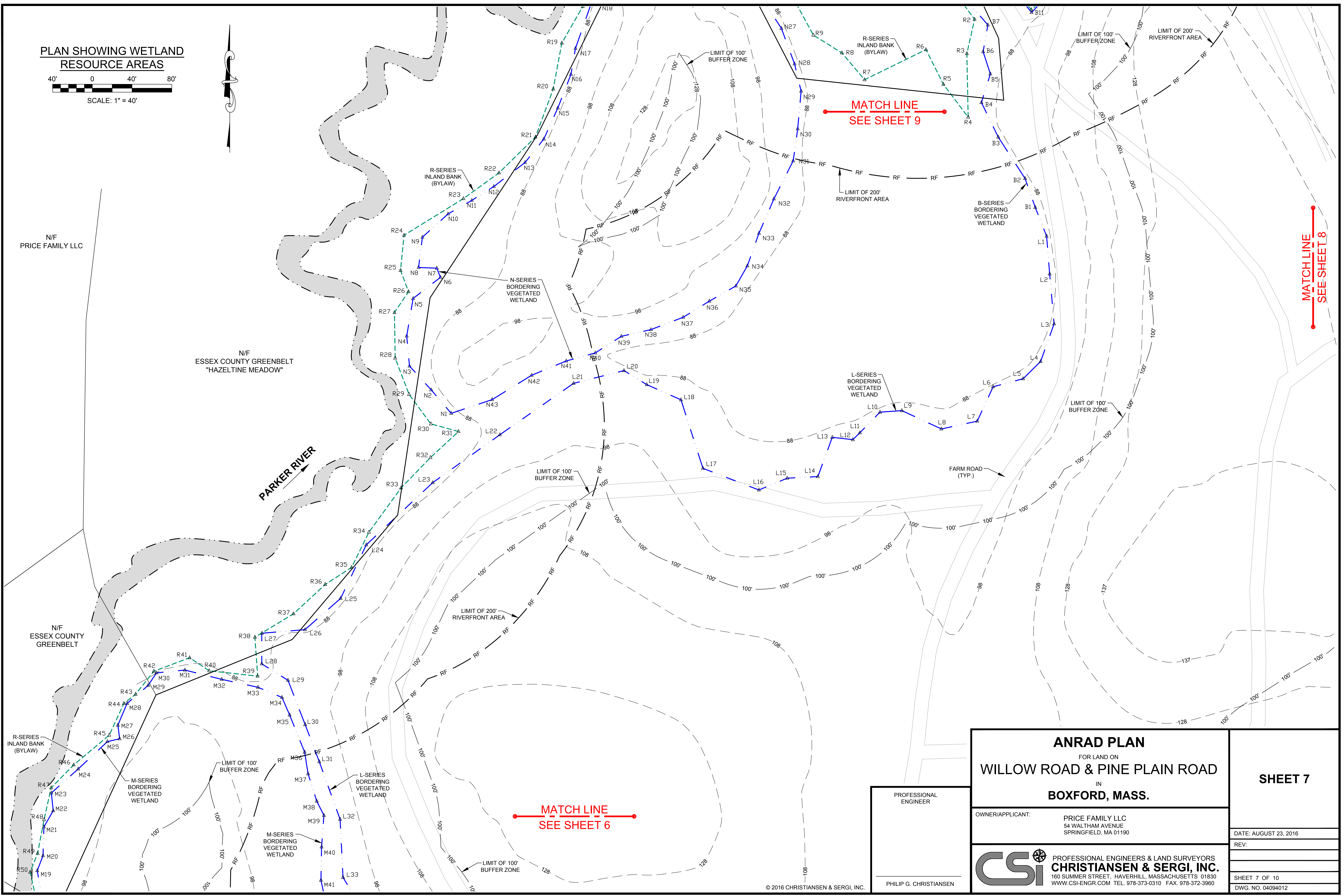
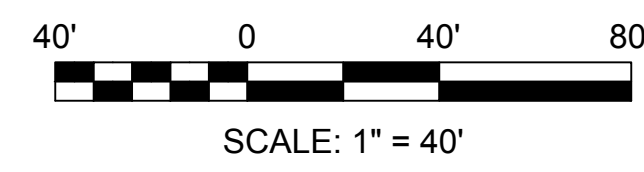
N/F CHARLES D'AVOLIO  
M/B/L 10-2-35

N/F EDWARD & KIM  
CORDEIRO

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**PLAN SHOWING WETLAND  
RESOURCE AREAS**



N/F  
PRICE FAMILY LLC

N/F  
ESSEX COUNTY GREENBELT  
"HAZELTINE MEADOW"

N/F  
ESSEX COUNTY  
GREENBELT

R-SERIES  
INLAND BANK  
(BYLAW)

M-SERIES  
BORDERING  
VEGETATED  
WETLAND

M-SERIES  
BORDERING  
VEGETATED  
WETLAND

R-SERIES  
INLAND BANK  
(BYLAW)

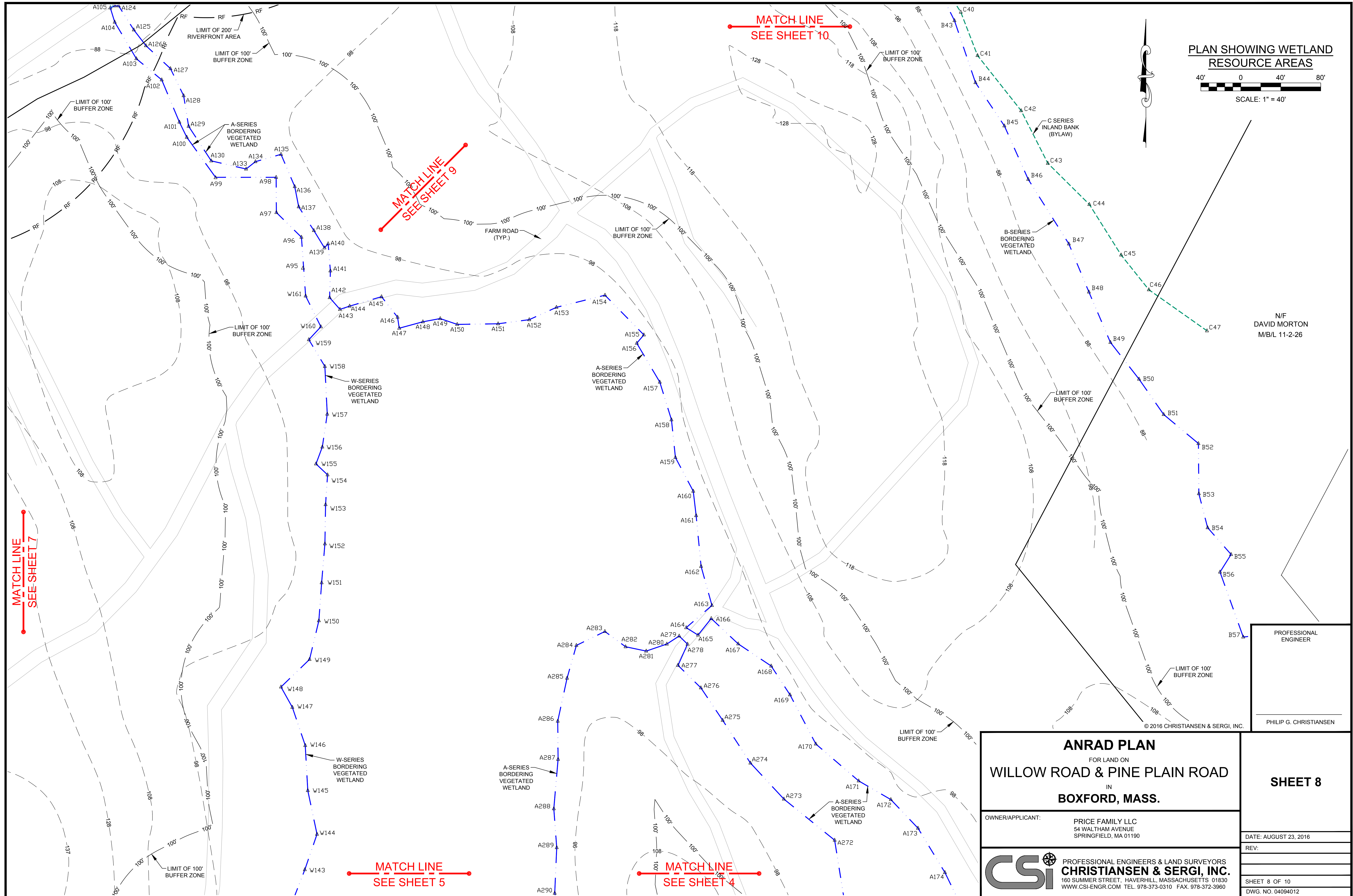
N-SERIES  
BORDERING  
VEGETATED  
WETLAND

L-SERIES  
BORDERING  
VEGETATED  
WETLAND

B-SERIES  
BORDERING  
VEGETATED  
WETLAND

<p><b>ANRAD PLAN</b> FOR LAND ON <b>WILLOW ROAD &amp; PINE PLAIN ROAD</b> IN <b>BOXFORD, MASS.</b></p>		<p><b>SHEET 7</b></p>
<p>OWNER/APPLICANT: PRICE FAMILY LLC 54 WALTHAM AVENUE SPRINGFIELD, MA 01190</p>		
<p>PROFESSIONAL ENGINEER  PHILIP G. CHRISTIANSEN</p>		<p>DATE: AUGUST 23, 2016</p> <p>REV:</p> <p>SHEET 7 OF 10</p> <p>DWG. NO. 04094012</p>
<p>© 2016 CHRISTIANSEN &amp; SERGI, INC.</p>		<p>PROFESSIONAL ENGINEERS &amp; LAND SURVEYORS <b>CHRISTIANSEN &amp; SERGI, INC.</b> 160 SUMMER STREET, HAVERHILL, MASSACHUSETTS 01830 WWW.CSI-ENGR.COM TEL. 978-373-0310 FAX. 978-372-3960</p>






**PLAN SHOWING WETLAND RESOURCE AREAS**



N/F  
DAVID MORTON  
M/B/L 11-2-26

PROFESSIONAL ENGINEER  
  
PHILIP G. CHRISTIANSEN

<b>ANRAD PLAN</b> FOR LAND ON <b>WILLOW ROAD &amp; PINE PLAIN ROAD</b> IN <b>BOXFORD, MASS.</b>	
OWNER/APPLICANT:	PRICE FAMILY LLC 54 WALTHAM AVENUE SPRINGFIELD, MA 01190
 <b>PROFESSIONAL ENGINEERS &amp; LAND SURVEYORS</b> <b>CHRISTIANSEN &amp; SERGI, INC.</b> 160 SUMMER STREET, HAVERHILL, MASSACHUSETTS 01830 WWW.CSI-ENGR.COM TEL. 978-373-0310 FAX. 978-372-3960	

**SHEET 8**

DATE: AUGUST 23, 2016

REV:

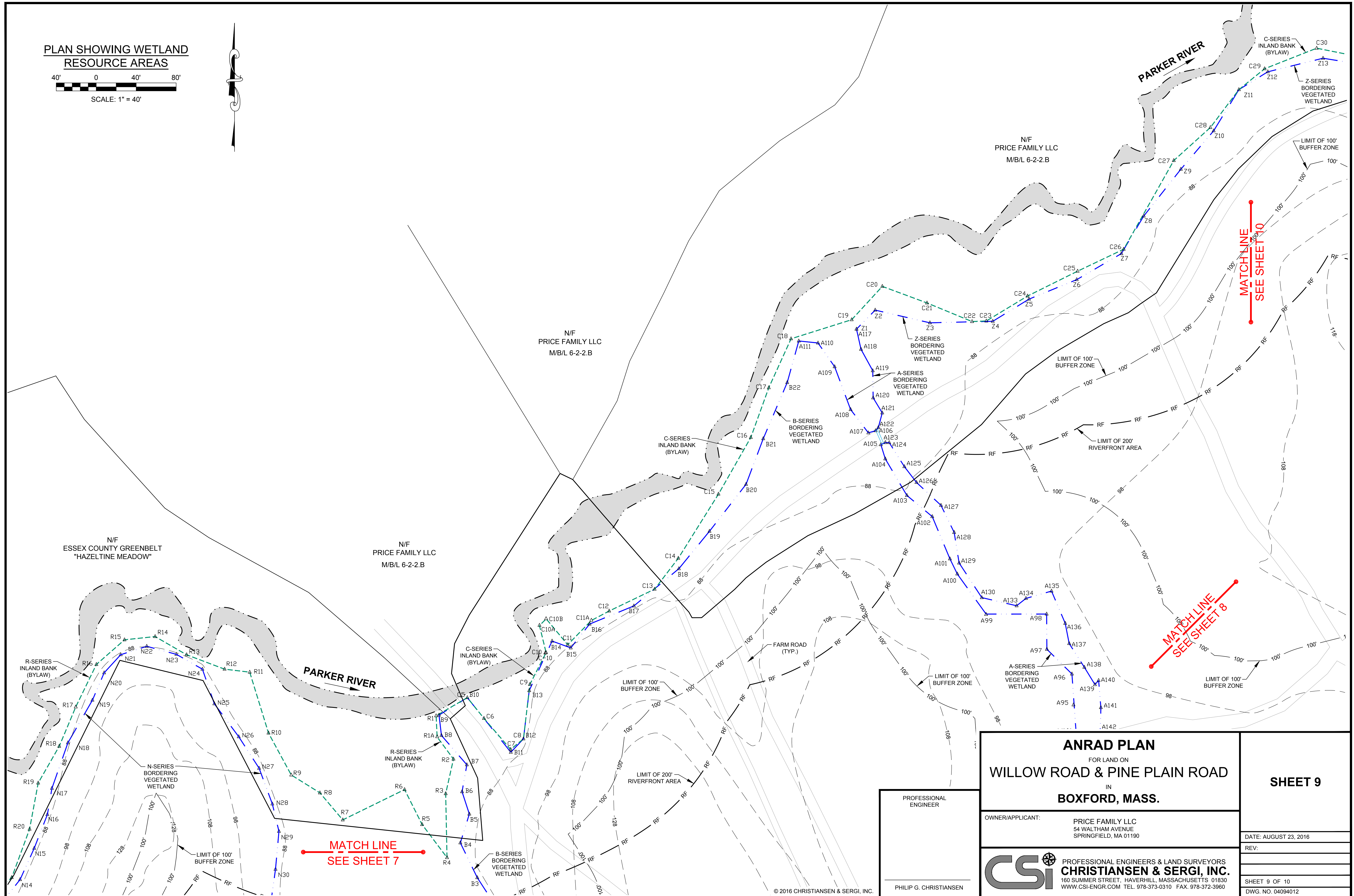
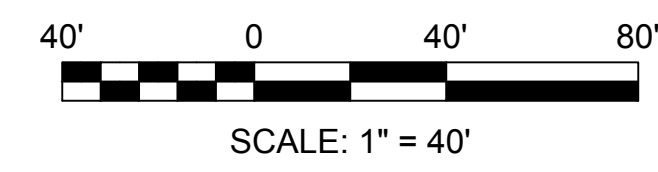
SHEET 8 OF 10

DWG. NO. 04094012

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**PLAN SHOWING WETLAND RESOURCE AREAS**



**MATCH LINE  
SEE SHEET 7**

**MATCH LINE  
SEE SHEET 8**

**MATCH LINE  
SEE SHEET 10**

**ANRAD PLAN**  
FOR LAND ON  
**WILLOW ROAD & PINE PLAIN ROAD**  
IN  
**BOXFORD, MASS.**

**SHEET 9**

PROFESSIONAL ENGINEER  
  
PHILIP G. CHRISTIANSEN

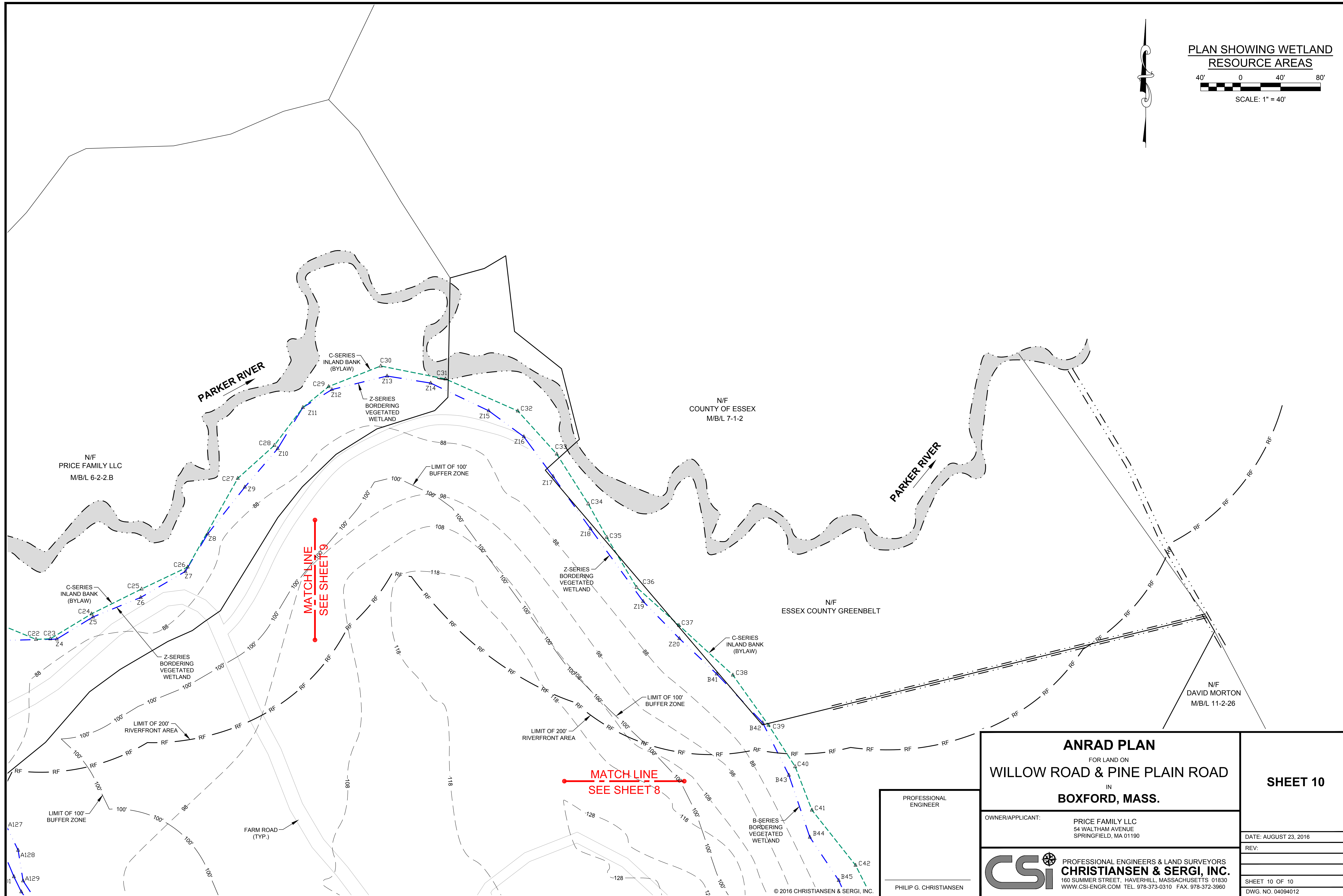
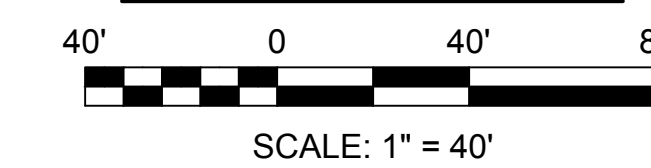
OWNER/APPLICANT:  
PRICE FAMILY LLC  
54 WALTHAM AVENUE  
SPRINGFIELD, MA 01190

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DATE: AUGUST 23, 2016  
REV:  
SHEET 9 OF 10  
DWG. NO. 04094012



PLAN SHOWING WETLAND  
RESOURCE AREAS



MATCH LINE  
SEE SHEET 9

MATCH LINE  
SEE SHEET 8

**ANRAD PLAN**  
FOR LAND ON  
**WILLOW ROAD & PINE PLAIN ROAD**  
IN  
**BOXFORD, MASS.**

**SHEET 10**

OWNER/APPLICANT:  
PRICE FAMILY LLC  
54 WALTHAM AVENUE  
SPRINGFIELD, MA 01190

DATE: AUGUST 23, 2016

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REV:  
SHEET 10 OF 10  
DWG. NO. 04094012

PROFESSIONAL  
ENGINEER  
  
PHILIP G. CHRISTIANSEN